

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Wicklow County**

**Planning Register Reference Number: 16/26**

An Bord Pleanála Reference Number: PL 27.246310

**APPEAL** by Eileen Doyle care of PD Lane Associates of 1 Church Road, Greystones, County Wicklow against the decision made on the 23<sup>rd</sup> day of February, 2016 by Wicklow County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of proposed dormer bungalow, detached double garage and ancillary site development works including Biocycle effluent treatment system and vehicular entrance at Ballingen, Arklow, County Wicklow.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

1. The site of the proposed development is located in a landscape identified in the current Wicklow County Development Plan as an 'Area of Special Amenity', which is stated in the plan to have a high vulnerability. The proposed development would be located in an elevated position within the landscape on an exposed sloping site, isolated from established development. Having reviewed the file, the Board is not satisfied that a house could not be accommodated at a lower elevation and closer to the family home where it would have a lesser impact. The proposed dwelling would result in a visually obtrusive development resulting in a deterioration of the landscape quality. The proposed development would, therefore, be contrary to the policies for the siting and design of new houses, as detailed in paragraph 6.4.3 of the development plan, which seek to emphasise the need for sensitive development in rural area in the siting and design of one-off housing. The proposed development would, therefore, seriously injure the visual and residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located on a narrow rural road which is without a median line, footpaths, cycleways or pedestrian crossings or public lighting. The Board is not satisfied on the basis of the application that adequate sightlines can be provided at the proposed entrance and therefore, the proposed development would endanger public safety by reason of traffic hazard.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                    day of                    2016.**