

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/1063

An Bord Pleanála Reference Number: PL 27.246525

APPEAL by Ronan and Priscilla Hurley care of Fergus Flanagan Architects of Crescent Quay, Wexford against the decision made on the 6th day of April, 2016 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Erection of a proposed new dwelling, playroom/gym, new on-site treatment system and all associated site works, all at site at Blainroe Upper, Wicklow, 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. It is an objective of the planning authority, as expressed in the current Wicklow County Development Plan, to channel housing into serviced centres and to restrict development in rural areas to serve the needs of those engaged in agriculture and in other rural activities in accordance with the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of Environment, Heritage and Local Government in April, 2005. This objective is considered reasonable. It is considered that the applicant does not come within the scope of the housing need criteria set out in the Development Plan. Taken in conjunction with existing and permitted development in the area, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and served by a poor road network. The proposed development would contravene materially the objective of the planning authority, would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located in an area designated as an Access Corridor Area of medium vulnerability in the current Wicklow County Development Plan on an elevated and exposed site without substantial screening. The design, materials and fenestration are unsympathetic to this rural location. Therefore the proposed development would comprise a highly intrusive feature in the site and adversely impact on rural character of the area. The proposed development would, therefore, seriously injure the visual amenities of the area, would contravene materially an objective set out in the Development Plan and be contrary to the proper planning and sustainable development of the area.

3. Having regard to the existing houses and planning permissions granted along this road and the location of the site outside this cluster, it is considered that the proposed development would give rise to urban sprawl and ribbon development .and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.