

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 16/479

An Bord Pleanála Reference Number: PL 27.246977

APPEAL by Alan and Siobhán Campbell care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 27th day of June, 2016 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of existing two-storey structure as constructed and retention of the use of the first floor of this structure for residential purposes for a period of three years together with all associated site works at Carrigeenshinnagh, Roundwood, 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

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. On the basis of the documentation submitted with the application and appeal, and in the light of the planning history of the site, it is considered that the applicants do not come within the scope of the housing need criteria set out in the Development Plan for a further dwelling on this landholding. Taken in conjunction with existing and permitted development in the area, the retention of this two-storey structure, for which permission has previously been refused, and the use of the first floor of this structure for residential purposes, would represent a second dwelling on this landholding, and would materially contravene the objective of the planning authority. The development for which retention is sought 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.