

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wicklow County

Planning Register Reference Number: 16/1218

An Bord Pleanála Reference Number: PL 27.247906

APPEAL by Michael Walshe care of Alphaplan Design of Suite 14, Block 1, Broomhall Business Park, Rathnew, County Wicklow against the decision made on the 22nd day of December, 2016 by Wicklow County Council to refuse permission for the proposed development.

PROPOSED DEVELOPMENT: A single storey dwelling, wastewater treatment system to Environmental Protection Agency 2009 standards, garage, new entrance and associated works at Ballykeppoge, 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

Having regard to the location of the development within lands designated as being under strong urban influence and proximate to the development boundaries of Wicklow Town and Environs, where lands have been zoned for housing and its location at a distance from the family home, it is considered that the applicant has not demonstrated that he would come within the scope of Objective HD23 of the current Wicklow County Development Plan, and neither has it been shown that his requirement could not be suitably catered for by a dwelling located within Wicklow Town. Therefore, to allow this dwelling, at this location in the absence of a demonstrated need would clearly set a precedence for further piecemeal development to the edges of Wicklow Town, and would undermine the Council's settlement strategy to encourage further growth of existing settlements and to restrict rural housing development to cases where there is a bona fide necessity to live in the rural area instead of in existing settlements.

The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, materially contravene an objective indicated in the current Wicklow County Development Plan and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the planning authority's analysis and considered that it had not been demonstrated that there was a housing need to live in a rural area. The proposed development 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 2017.