



An
Bord
Pleanála

Board Order
PL 27.247929

Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County Council

Planning Register Reference Number: 16/789

Appeal by Chantelle McMullen care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 22nd day of December, 2016 by Wicklow County Council to refuse permission.

Proposed Development: A single storey dwelling, septic tank and percolation area, enlarged entrance and all associated site works at Annacarter, Roundwood, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with 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 subject site is located in the open countryside, in an area which would correspond to the rural area type “Area under Strong Urban Influence”, as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities”, issued by the Department of the Environment, Heritage and Local Government in April, 2005, wherein it is indicated that it is policy to distinguish between rural-generated housing need and urban-generated housing need. Furthermore, the subject site is located within Level 10 Rural Area, in the current Wicklow County Development Plan, in which Area it is policy that development should be strictly limited to proposals where there is a proven social or economic need to locate in the area. On the basis of the documentation submitted in support of the application and appeal, including the nature and location of the employment of the applicant, it is considered that the proposed development of a dwelling at this location, which is not linked to an essential rural-generated housing need, would be contrary to these Ministerial Guidelines and would not come within the scope of the rural housing criteria set out in the Wicklow County Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed dwelling, notwithstanding the modifications submitted to the original design by way of further information, due to its height, large mass and floor area, would form a highly incongruous feature in this area, would militate against the preservation and protection of the rural and visual amenities of the area and would, therefore, be contrary to the provisions of the current Wicklow County Development Plan, including objective HD3, and 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