



An
Bord
Pleanála

**Board Order
PL 27.247982**

Planning and Development Acts 2000 to 2016

Planning Authority: Wicklow County

Planning Register Reference Number: 16/815

Appeal by Mary King care of Auveen Byrne and Associates of Lioscarran House, 32 Dale Road, Kilmacud, Stillorgan, County Dublin against the decision made on the 12th day of January, 2017 by Wicklow County Council to refuse permission to the said Mary King.

Proposed Development One number single storey dwelling with part attic accommodation, new vehicular access and driveway and wastewater treatment plant.

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 on an elevated and exposed field in a Landscape Zone designated as an “Area of Outstanding Natural Beauty” in the current Wicklow County Development Plan, in which Area it is reasonable and appropriate to restrict the spread of rural housing. 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, but which is urban-generated in nature, would be contrary to these Ministerial Guidelines and would add to the proliferation of development threatening to degrade the landscape within this area and consequently would result in the erosion of the area’s existing rural and scenic quality. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located in an area which is designated as an “Area of Outstanding Natural Beauty” in the current Wicklow County Development Plan. Furthermore, the site is located within views and prospects of special amenity along the Glencree Valley. The proposed development, by reason of its siting in a prominent position on a north-west facing and elevated slope at a visually remote and isolated location within the designated landscape, would form a visually incongruous and intrusive feature and would seriously injure the visual amenities of the 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