



An
Bord
Pleanála

**Board Order
PL 27.248294**

Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/19

Appeal by Rose and Stephen Mathews care of Auveen Byrne and Associates of Lioscarran House, 32 Dale Road, Kilmacud, Stillorgan, County Dublin against the decision made on the 7th day of March, 2017 by Wicklow County Council to refuse permission.

Proposed Development: Construction of 435 square metres, single-storey, split-level dwelling house, 114.3 square metres, five stall stables with ancillary workspaces and walled yard, relocated entrance from public road, driveway, ancillary wastewater treatment plant and surface water soakaways and associated site works on 3.2 hectare site at Onagh, Enniskerry, 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 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 applicants and the circumstances outlined, it is considered that the applicants do not come within the scope of the rural housing criteria set out in the Wicklow County Development Plan 2016 – 2022 and therefore the proposed development of a dwelling at this location, which is not linked to an essential rural-generated housing need, would be contrary to the Development Plan and to these Ministerial Guidelines.

