



An
Bord
Pleanála

**Board Order
PL 27.249407**

Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/381

Appeal by Jim O'Neill care of Anne Marie Sheridan of 38 Ormond Road, Rathmines, Dublin against the decision made on the 21st day of September, 2017 by Wicklow County Council to grant subject to conditions a permission to Shay O'Sullivan care of Buttle Design and Planning Consultants Limited of Main Street, Carnew, County Wicklow.

Proposed Development: Erection of a dwellinghouse with services, domestic garage and all associated site works at Ardoyne, Tullow, 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. It is an objective of the planning authority, as set out in the Wicklow County Development Plan 2016-2022, that new housing development will only be considered in the open countryside when it is for the provision of a rural dwelling to those with a housing, social or economic need to live in the open countryside. The proposed development comprises the construction of a new house in a rural area where the applicant owns and occupies an existing house in the immediate vicinity. It is considered that the applicant does not come within the scope of the housing need criteria for a house at this location as set out in the current Development Plan for the area. The proposed development, in the absence of any identified need for a second dwelling, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the provisions of the Development Plan relating to sustainable rural housing and would be contrary to the proper planning and sustainable development of the area.

