

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Wicklow County Council**

**Planning Register Reference Number: 17/983**

An Bord Pleanála Reference Number: ABP-300075-17

**APPEAL** by John Eustace care of Reid Associates of 2 Connaught Place, Crofton Road, Dún Laoghaire, County Dublin against the decision made on the 2<sup>nd</sup> day of October, 2017 by Wicklow County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Re-configuration of the existing entrance and construction of a two-storey pitched roofed farmhouse, driveway, wastewater treatment system, percolation area, landscape works and attendant site works at Ballyfolan, Manor Kilbride, 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:

- (a) location of the site in an area defined the current Wicklow County Development Plan as an Area of Outstanding Natural Beauty which encompasses those areas which are most vulnerable and sensitive and which are considered to be of the greatest scenic value,
- (b) the elevated nature of the site which is open to views from the local road network and from the N81 National Secondary Road,
- (c) the scale of the proposed dwelling, and
- (d) the extent of the groundworks proposed,

it is considered that, notwithstanding the applicant's legitimate eligibility for consideration for one-off housing development in this rural area, the proposed development could not be effectively assimilated into the landscape and would, therefore, form a strident and obtrusive feature in this rural area. The proposed development would, therefore, contravene the policy set out in the current Wicklow County Development Plan 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.

In deciding not to accept the Inspector's recommendation to grant permission, and having considered the pattern of development in the area, and the submissions on file including the visual impact assessment, the Board generally agreed with the planning authority analysis, and considered that, owing to the open and elevated nature of the site, on a steeply sloping site, combined with the scale of the dwelling, the proposed new dwelling would not be compatible with protection of the valuable landscape character of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**