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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 17/663**

**APPEAL** by Rachel Ireson care of Deane Turner Associates of Unit 8A Ashford Business Complex, Ashford House, Ashford, County Wicklow against the decision made on the 20<sup>th</sup> day of October, 2017 by Wicklow County Council to refuse permission.

**Proposed Development:** A new dormer style dwelling, effluent disposal system to current Environmental Protection Agency standards along with associated site development works and services including a driveway, provision of a shared entrance which will include upgrading of existing entrance to family home at Rosanna Upper, Miltown Lane, Ashford, 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. Having regard to the location of the site within an “Area Under Strong Urban Influence” as identified in the ‘Sustainable Rural Housing, Guidelines for Planning Authorities’ issued by the Department of the Environment, Heritage and Local Government in April, 2005, in an area proximate to the development boundary of Ashford town where new housing development will only be considered 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 in accordance with Objective HD23 of the current Wicklow County Development Plan, and on the basis of the documentation submitted with the planning application and the appeal, including the applicant’s current housing circumstances, it is considered that the applicant does not come within the scope of the housing need criteria for a dwelling at this location as set out in the ‘Sustainable Rural Housing, Guidelines for Planning Authorities’ and in the current development plan for the area. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted.
  
3. The proposed development, because of its location and inadequate frontage, would constitute inappropriate backland development which would be out of character with the pattern of development in the vicinity and would seriously injure the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

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

**Dated this            day of            2018.**