



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/4

APPEAL by Irena Toomey and Gerry Toomey of Blakestown, Hollywood, County Wicklow against the decision made on the 12th day of January, 2018 by Wicklow County Council to grant subject to conditions a permission to Claire Burke care of Hazelwood Architectural of Silverhills, Ballymore Eustace, Naas, County Kildare.

Proposed Development: Erection of a single storey dwelling with small mezzanine space, attached car port and domestic shed, septic tank and percolation area to current EPA guidelines, recessed entrance (in lieu of existing field access) and all associated site works; all at Blakestown, Hollywood, County Wicklow as amended by the revised public notice received by the planning authority on the 24th day of August, 2017.

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 and in an area 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 as set out in the Wicklow County Development Plan, 2016-2022, and on the basis of the submissions made in connection 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 Development Plan. 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 “Sustainable Rural Housing Guidelines for Planning Authorities” and to the proper planning and sustainable development of the area.

2. Having regard to the results of the Archaeological Impact Assessment which identified significant archaeological remains within the proposed development site, including in the area along the north-west of the site, where landscape screening is required in order to mitigate visual impacts, the Board considered that the proposed development would interfere with features of significant archaeological interest, the disturbance/removal of which would be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.