



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/1523

APPEAL by Fionnuala Malone care of Canavan and Byrne Architectural Services of The Studio, 31 The Green, Meadowvale, Arklow, County Wicklow against the decision made on the 8th day of June, 2018 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Construction of a dwelling, domestic car garage, bored well and effluent treatment system, new vehicular entrance and all associated site works at Three Mile Water, Wicklow, 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

Having regard to the open and exposed nature of the site and the elevated position of the proposed dwelling, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location which would seriously injure the visual amenities of the area. The proposed dwelling would fail to be adequately absorbed and integrated into the landscape and would be contrary to the principles of good siting set out in the Design Guidelines for New Homes in Rural Wicklow as set out in Appendix 2 of the Wicklow County Development Plan 2016-2022 and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

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

Dated this day of 2019.