



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18/836

APPEAL by Ross O’Kane care of Fergus Flanagan Architects of Crescent Quay, Waterford against the decision made on the 6th day of September, 2018 by Wicklow County Council to refuse permission.

Proposed Development: Construction of a new dwelling house and garage, on-site treatment system and all associated site works at Prospect Lower, Newtownmountkennedy, Newcastle, 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:
 - (a) the openness and visibility of the site in the surrounding landscape particularly in views from the north and east,
 - (b) the location of this site within this highly scenic and sensitive area, a designated Area of High Amenity, and
 - (c) the design, height, large mass and floor area of the dwelling,

it is considered that the proposed development could not be effectively assimilated into the landscape and as such would form a strident and obtrusive feature in the landscape. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

2. The settlement strategy as set out under Wicklow County Development Plan 2016-2022 is to encourage further growth of existing settlements and to restrict rural housing development to cases where there is a bona fide necessity to live in the rural area instead of in existing settlements. It is considered that the applicant has failed to include sufficient documentation with the application to demonstrate a housing need as set out on Objective HD23 of the Development Plan. The proliferation on non-essential housing in rural landscape areas erodes the landscape value of these areas and seriously detracts from the views of special amenity value. The proposed development would not represent a necessary dwelling in this landscape designated 'Area of High Amenity' and would be contrary to the provisions of Section 4.4 of the Development Plan.

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

Dated this day of 2018.