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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 21/841**

**APPEAL** by Daniel Somers of Barnacleagh, Arklow, County Wicklow against the decision made on the 7<sup>th</sup> day of September, 2021 by Wicklow County Council to refuse permission.

**Proposed Development:** Construction of a dormer bungalow with on-site wastewater treatment and percolation area including driveway, bore well, improvements to existing entrance, landscaping and boundary treatment and ancillary works, at Killahurler Lower Townland, Arklow, County Wicklow.

## Decision

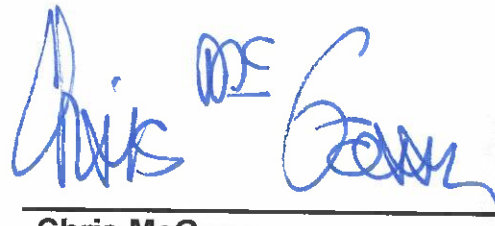
**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

1. Taken in conjunction with existing development in the area, the proposed development would constitute an excessive density of suburban-type development in a rural area and would constitute disorderly backland development which would be more akin to an urban location, would be out of character with the existing pattern of

development in the area and would lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Objective HD3 of the Wicklow County Development Plan 2016-2022 states that all new housing developments in rural areas shall achieve the highest quality of layout and design in accordance with the standards set out in the development plan and the Wicklow Single Rural Houses Design Guide. The proposed dwelling is to a design which is considered excessively complex and suburban in form, is located on an elevated section of the site and is not considered to be in accordance with the design standards as set out in the development plan. Furthermore, the proposed development does not have regard to the prevailing pattern of development and is inappropriate in this area designated as being an Area of High Amenity, and would thus militate against the preservation and protection of the rural and visual amenities of the area. The proposed development would, therefore, be contrary to the objectives of the development plan and contrary to the proper planning and sustainable development of the area.



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**Chris McGarry**

**Member of An Bord Pleanála**

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

Dated this 17<sup>th</sup> day of August 2022.

