



Planning and Development Acts 2000 to 2021

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/1291

APPEAL by Derek Johnson care of BPS Planning and Development Consultants of Ballinatone, Greenan, Wicklow against the decision made on the 14th day of December, 2021 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: New single storey three-bed dwelling (123 square metres) to rear of existing dwelling. New connection to existing mains drainage and all ancillary site works to facilitate proposal at site to rear of existing dwelling, all at 'Claymore', Ballyronan Road, Kilquade, County Wicklow.

Decision

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

Reasons and Considerations

The site of the proposed development is located within an area that is designated as Level 10 (The Rural Area) settlement in the Wicklow County Development Plan 2022 - 2028 and within an "Area Under Strong Urban Influence", as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities", issued by the Department of the Environment, Heritage and Local Government in April, 2005. Furthermore, Objective CPO 6.41 in the Wicklow County Development Plan 2022 - 2028 facilitates residential development in the open countryside for those with a housing need, based on core consideration of demonstrable functional social or economic need, in line with National Policy Objective 19 of the National Planning Framework. Having regard to the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area, or that the housing need of the applicant could not be met in a smaller town or rural settlement. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria, as set out in the current Development Plan for the area, guidelines and national policy for a house at this location. The proposed development would be contrary to Objective CPO 6.41 of the Wicklow County Development Plan 2022 - 2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *2nd* day of *June* 2023.

