



An  
Bord  
Pleanála

**Board Order**  
**ABP-318596-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 23722**

**APPEAL** by Fabian Karra care of John Murphy of Ballyteige, Rathdrum, County Wicklow against the decision made on the 13<sup>th</sup> day of November, 2023 by Wicklow County Council to refuse permission.

**Proposed Development:** Retention of work completed to date and completion of same for outbuilding, all at Ballinvally, Arklow, County Wicklow.

## **Decision**

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

## Reasons and Considerations

Having regard to the excessive scale, bulk and floorspace of what would be a second domestic outbuilding proposed to be retained and completed, and to the Wicklow County Development Plan 2022-2028, in particular Appendix 2 - Design Guidelines for new homes in Rural County Wicklow, which seeks to restrict outbuildings greater than 40 square metres, it is considered that the development proposed to be retained and completed would seriously injure the visual amenities of this rural countryside area, would be contrary to design guidance provided in the Wicklow County Development Plan 2022-2028 and would set an undesirable precedent for similar type developments in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Patricia Calleary*

Patricia Calleary

**Member of An Bord Pleanála**

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

Dated this *24* day of *June* 2024.

