



Board Direction

Ref: 05.238088

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th April 2011.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, as per the following draft reasons and considerations.

Reasons and Considerations

The site of the proposed development lies in a scenic coastal area, where views across the site towards the sea, and also inland across the site from the lower land in the vicinity of Muckross, contribute to the attractive landscape character. Having regard to the prominent location of the site on elevated and exposed land and to the landscape and visual sensitivity of the area, the Board is not satisfied that a dwelling can be satisfactorily accommodated on the site without unduly interfering with the scenic coastal amenities of the area. The proposed development would therefore seriously injure the amenities of the area and of property in the vicinity, would set an undesirable precedent for further residential development on similar exposed sites in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

Note 1: the Board noted the Inspector's concerns in relation to safe disposal of effluent, which was considered a new issue in the context of the appeal, but decided not to seek further information from the applicant, having regard to the substantive nature of the refusal reason as set out. Furthermore, it was considered that the issue of sight lines at the entrance could potentially be overcome by condition or further information, and this was not included as a refusal reason.

Note 2: In deciding not to accept the accept the Inspector's finding that the visual impact of the proposed dwelling was acceptable, it was considered that notwithstanding the efforts made to choose an appropriate position on the site for a house and a low-key design, the development of a dwelling (along with ancillary works such as excavations, driveway, entrance, drainage measures etc.) on such an exposed and prominent site, would give rise to negative impacts on the scenic amenities of the area and set an undesirable precedent for further such development in the area.

Copy of Direction to issue with Order.

Board Member: _____ Date: 20th April 2011

Conall Boland