



Board Direction

Ref: PL04.244098

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 26th 2015.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the rural pattern and character of development in the area, it is considered that the proposed development, by reason of its haphazard layout at the south-eastern end of a larger 5 acre holding, would adversely affect the rural character of the area and would create an undesirable precedent for proposals of a similar nature on other parts of this limited landholding.
2. Having regard to the location of the proposed site and its proximity to the existing dwellinghouse, it is considered that the proposed development would unduly impact on the residential amenity of the existing property and seriously injure the amenities of this property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Planning Authority's analysis of the layout and circumstances of this case, and was of opinion that the imposition of a condition to sterilise the remainder of the landholding, as recommended by the Inspector, was not an appropriate means of dealing with the concerns raised by the planning authority in its refusal.

Board Member: _____
Philip Jones

Date: 2nd March 2015