



An
Bord
Pleanála

Board Direction
BD-006228-20
ABP-307235-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/08/2020.

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

Reasons and Considerations

The site is located in an area categorised as a '*Category B – Areas Under Urban Influence*' as indicated in Section 5.11 '*Housing in the Countryside*' and Map 12 '*Rural Housing Policy*' of the Roscommon County Development Plan 2014-2020 (as varied). As indicated in Policy 5.29, prospective applicants seeking new housing developments in the countryside shall be required to meet the suitability criteria set out in Table 5.4 of the Development Plan, for the rural housing policy category area within which the development site is situate. This policy is considered reasonable. Having regard to the information submitted with the application and appeal, it is not considered that the applicant meets the qualifying requirements in relation to rural-generated housing need in such Category B areas as contained in Table 5.3 of the Development Plan, the applicant therefore fails to meet the criteria of Table 5.4 and thus fails to comply with the said Policy 5.29. In addition, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, for areas that are designated as being under urban influence, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of

smaller towns and rural settlements. The Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in local or national policy for a house at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 11/08/2020

Terry Prendergast