



An  
Bord  
Pleanála

**Board Direction**  
**BD-006784-20**  
**ABP-307268-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/10/2020.

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

### **Reasons and Considerations**

Having regard to the location of the site within an area under strong urban influence, in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, and in an area subject to the zoning objective RU '*To protect and improve rural amenity and to provide for the development of agriculture*' of the South Dublin County Development Plan 2016-2022, where Policy Objective H22 restricts new or replacement dwellings on the basis of a genuine rural generated housing need and evidence of exceptional circumstances. Having regard to the provisions of Section 2.5 'Rural Housing Strategy' of the development plan, it is considered that the applicants have not demonstrated a genuine rural generated housing need and that exceptional circumstances do not apply, which justify the proposed replacement house. The proposed development would therefore be contrary to the RU zoning objective and to Policy H22 in particular, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** Having regard to Policy H25 of the South Dublin County Development Plan 2016-2022 which provides criteria for the Replacement of Rural Dwellings, the Board

was not satisfied on the basis of the information on the file that there adequate justification provided for the demolition of a house which is of relatively recent construction. Furthermore, the Board noted that the proposed replacement house is significantly larger in terms of its scale and its gross floor area and that Policy H25 provides for a replacement house to be similar in terms of footprint, scale and location of the house. However, the Board considered that this was a new issue and in the light of the substantive reason for refusal set out above, decided not to pursue this issue.

Copy of Board Order to issue with Board Direction.

**Board Member**

**Date:** 27/10/2020

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Maria FitzGerald