



## Board Direction

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**Ref: PL09.245673**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 26<sup>th</sup> 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

Policy RH 5 in the current Kildare County Development Plan 2011-2017 requires that development shall have regard to Chapter 16, Rural Design Guidelines. The proposed house type is considered 'suburban' in character, of excessive mass, scale and bulk for the site in which it is to be located and is therefore generally at odds with the design principles provided for within the Guidelines. The proposal would, set an undesirable precedent for inappropriately designed housing in the open countryside, be injurious to the visual amenity and as such would be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 26.02.16  
Paul Hyde