



Board Direction

Ref: PL93.245769

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 30th 2016.

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

Reasons and Considerations

1. Having regard to the location of the subject site within a Stronger Rural Area, as set out in the current Development Plan for the area, and within an area of pressure where there is already a significant level of individual housing, and having regard to the policies in this Plan in respect of housing in rural areas, and in particular policies SS5 and SS6, it is considered, based on the documentation submitted with the application and appeal, that the proposed development would represent urban-generated rural housing, and that the applicant, therefore, has not demonstrated a genuine local housing need under the criteria set out in Section 4.10 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the existing pattern of development in the vicinity, it is considered that the proposed development would create a pattern of undesirable ribbon development along the public road, would constitute an excessive density of suburban type housing in this rural area, would seriously injure the amenities of this rural area and would give rise to an excessive concentration of effluent disposal systems. The proposed development would, therefore, be contrary to the provisions of the "sustainable rural housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, and to the proper planning and sustainable development of the area.

Board Member: _____ Date: 30th March 2016
Philip Jones