



Board Direction

Ref: PL09.246026

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 17th, 2016.

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

REASONS AND CONSIDERATIONS

1. Taken in conjunction with existing and permitted development on the applicant's family landholding and in the area, the proposed development would contribute to the dispersed location of rural housing on the landholding using road frontage and carving sites out of larger fields, which is contrary to the provisions of the rural design guidance in the Kildare County Development Plan 2011-2017. The proposed dwelling, by reason of its siting would militate against the preservation of the rural environment, would reduce the sustainable use of the landholding at this location for agricultural purposes, and would lead to demands for the provision of further public services and community facilities in an area where these are not proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, by reason of its mass and bulk, the proposed two-storey house would be visually obtrusive in this open rural area, would seriously injure the visual amenity of this rural area, would be contrary to the rural design and development guidelines as outlined in Chapter 16 of the County Development Plan and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: May 19th, 2016
Nicholas Mulcahy