



Board Direction

Ref: 09.246062

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th, May 2016.

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

REASONS AND CONSIDERATIONS

The subject site is located in the Rural Housing Policy Zone 2, as per Map 4.1 of the Kildare County Development Plan 2011-2016. It is an objective of the planning authority to channel housing into serviced centres and to restrict development in rural areas to serve the needs of those engaged in agriculture and in other rural activities, as per policies RH4 and RH5 of the plan. These objectives are considered reasonable. It is considered that the applicant does not come within the scope of the housing need criteria for Rural Housing Policy Zone 2, as specified in Table 4.3 of the plan. Taken in conjunction with existing development in the area, the retention of this garage which is not authorised and its proposed use for residential purposes would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and served by a poor road network. In addition, it would contribute to ribbon development in this area, lead to demands for the uneconomic provision of further public services and communal facilities in an area where these are not proposed and would interfere with the rural character and attractiveness of the area. The proposed development would, therefore, contravene materially the development plan policies RH5, RH11 and RH12 as set out in the development plan and be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 19th, May 2016
Paddy Keogh