



## Board Direction

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**Ref: PL04.246096**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30<sup>th</sup> May 2016.

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

### REASONS AND CONSIDERATIONS

1. The site is located in a "Rural Area under Strong Urban Influence" in the current County Cork DP and in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005. It is an objective of the planning authority, as expressed in the current Development Plan, to channel housing into serviced centres and to restrict housing development in rural areas under significant urban pressure to those people who can demonstrate a genuine need to live in the countryside. This objective is considered reasonable. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the applicant has demonstrated that she comes within the scope of the housing need criteria in the Development Plan.
2. Having regard to the pattern of development in the immediate vicinity, and to the location of the proposed site in a backland setting in an area under strong urban pressure, it is considered that the proposed development would exacerbate and consolidate a trend towards a pattern of haphazard rural housing in an unzoned rural area and would lead to an erosion of the rural and landscape character of this area. Furthermore, having regard to the nature of the proposed development, it is considered that it would lead to increased demands for the uneconomic provision of public services and facilities, where these are neither available nor proposed in the said Development Plan. The proposed development would, therefore, be

contrary to the proper planning and sustainable development of the area.

3. Having regard to the elevated topography of the site it is considered that the proposed development, by reason of its scale, height, bulk and suburban-style design would represent a visually obtrusive and prominent feature in the landscape would impact negatively on the residential amenity of adjoining houses, would seriously injure the amenities of the area and of property in the vicinity and would, therefore, be contrary to the PP and SD of the area.
4. The proposed development would, if permitted, lead to the creation of 'ribbon development' by virtue of the creation of a fifth house within a 250 metre stretch of roadway along any given side. The proposed development would be contrary to Objectives RCI 4-2 and RCI 6-3 of the current County Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.
5. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the intensification of traffic movements on a narrow country road.

Board Member: \_\_\_\_\_ Date: 30<sup>th</sup> May 2016  
G.J. Dennison