



Board Direction

Ref: 09.246187

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th, June 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

1. Having regard to the location of the site within an "Area Under Strong Urban Influence" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Kildare Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Taken in conjunction with existing and permitted development in the area and on the applicant's family landholding, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities. It is an objective of the planning authority, as expressed in the current Development Plan for the area, to channel housing into "rural settlements" and to prohibit residential development on a landholding where there is a history of development through speculative sale of sites as per Policy RH7. This objective is considered reasonable. It is considered that the proposed development would constitute urban generated housing, would contravene the objective of the planning authority and would lead to demands for the uneconomic provision of further public services and 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.

Board Member: _____ Date: 15th, June 2016
Paddy Keogh