



An
Bord
Pleanála

Board Direction

PL04.246342

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 16th 2016.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The subject site is located in the open countryside, in an area which would correspond to the rural area type "Area under Strong Urban Influence", as set out in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein it is indicated that it is policy to distinguish between rural-generated housing need and urban-generated housing need. It is also located within an area similarly designated in the current development plan for the area, where it is the policy of the planning authority to discourage urban-generated housing and to seek to locate such housing in the larger urban centres or in the towns, villages and other settlements identified in the Settlement Network. On the basis of the documentation submitted with the application and appeal, it is considered that the applicant has not demonstrated that she comes within the scope of the rural-generated housing need criteria for a house in this rural location. The proposed development would contravene the provisions of the Development Plan and would be contrary to these Ministerial Guidelines, and would further erode the rural character of this area and lead to demands for the provision of public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____
Philip Jones

Date: 19th August 2016