



An
Bord
Pleanála

Board Direction

PL03.246420

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 3rd 2016.

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

Reasons and Considerations

By reason of its location on a backland site with no direct frontage access to the public road, and behind existing houses on lower lying land, it is considered that the proposed development would constitute undesirable haphazard backland development on unzoned lands located outside the development boundary of the Ballintlea South 2 cluster, and on an elevated open site within the landscape. It is considered that the proposed development would constitute an incongruous feature in the landscape and thereby seriously injure the visual and residential amenities of the area and, would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board concurred with the Inspector's analysis in relation to the applicants' lack of a rural-generated housing need for a house at this location, and consequent lack of compliance with the provisions of the Sustainable Rural Housing Guidelines (which distinguish between applicants who have an urban-generated and a rural-generated housing need). However, the Board decided not to include this aspect as a second reason for refusal, because it would constitute a "new issue" in the context of the appeal, and having regard to the substantive reason for refusal set out above.

Please issue a copy of this Direction to the parties with the Board Order.

Board Member: _____
Philip Jones

Date: 3rd August 2016