



Board Direction

Ref: 09.246727

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th, August 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

It is considered that the proposed two-storey house would be visually obtrusive at this location, would appear overly dominant on the immediate landscape having regard to the contours of the surrounding landscape, and would therefore be injurious to the visual amenity of this rural area and would set an undesirable precedent for similar development which would be contrary to the provisions of the Kildare County Development Plan 2011-2017, in particular Policy RH5 which seeks to ensure dwellings integrate appropriately with the surrounding landscape. The proposed house would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Note: Having regard to the established character and pattern of development in the vicinity of the site the Board was not satisfied that the proposed development would not constitute ribbon development and thereby be contrary to the provisions of the Sustainable Rural Housing Guidelines issued by the Dept. of the Environment, Heritage and Local Government in April 2005. However, in light of the substantive reason for refusal as set out above the Board decided not to pursue this matter in the context of the current appeal.

[Please issue a copy of Board Direction with Board Order]