



Board Direction

Ref: 19.246898

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th, November 2016.

The Board decided (by a majority of 2 : 1) to refuse permission for the reasons and considerations as set out below.

REASONS AND COPNSIDERATIONS

- (1) The Board was not satisfied on the basis of the documentation submitted with the application and appeal that the Applicant had established a need to build a dwelling at this particular location in the open countryside having regard to the nature of the family landholding and the availability of other family lands closer to existing settlement and services including a school etc. The Board considered that the proposed development would lead to a proliferation of houses in a rural area under development pressure and designated in the Sustainable Rural Housing Guidelines for planning authorities issued by the DOEHLG in April 2005 as being under Strong Urban influence. The proposed development would, therefore, be contrary to government policy as set out in these guidelines and would be contrary to the proper planning and sustainable development of the area.
- (2) Having regard to its scale and design it is considered that the proposed dwelling would be out of character with the established rural house type in the vicinity of the site and would represent a visually incongruous feature in the surrounding rural landscape. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Planning Inspector's recommendation to grant planning permission the Board considered that on the basis of the documentation submitted with the planning application and appeal there were alternative less sensitive sites available within the family landholding. Furthermore, the Board considered that the design of the proposed dwelling was unacceptable at this rural location and would be out of character with the established house types in the surrounding rural area.

Board Member: _____ Date: 7th, November 2016
Paddy Keogh