



Board Direction

Ref: 06S.247148

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22nd, December 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. The site is located in an area with the zoning objective HA DM "To protect and enhance the outstanding natural character of the Dublin Mountain area", where it is the policy of the planning authority to restrict residential development, and also in an area identified as being under strong urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005. It is considered that the applicant has presented insufficient evidence to warrant a dwelling house at this rural location within the scope of the exceptional circumstances outlined under Policy H23 Objective 1 as set out in the development plan. The proposed development would, therefore, be contrary to the zoning objective for the area and be contrary to the proper planning and sustainable development of the area.

2. Having regard to the elevated location of the development in an area designated as 'outstanding natural character of the Dublin Mountains Area in the South Dublin County Development Plan 2016-2022, it is considered that the development, would be out of character with the surrounding pattern of development, would seriously injure the visual amenities of the area, would interfere with the character of the surrounding landscape, which it is necessary to preserve in accordance with objective HA- DM of the development plan and would set an undesirable precedent for similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard the substandard width, and vertical and horizontal alignment of Ballymana Lane, and the restricted sightlines at the entrance to the subject structure, it is considered the development will lead to additional traffic turning movements generated onto a narrow substandard road and would endanger public safety by reason of a traffic hazard

Board Member: _____ Date: 22nd, December 2016
Paddy Keogh