



Board Direction

Ref: 06S.247577

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th, March 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

REASONS AND CONSIDERATIONS

1. The site is located in an area with the zoning objective RU "To protect and improve rural; amenity and to provide for the development of agriculture", where it is the policy of the planning authority to restrict residential development, and is 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 does not come within the scope of the exceptional circumstances outlined in Policy H22 Objective 1 set out in the development plan for a house at this rural location. 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 intensification of use of an existing vehicular entrance and driveway, and potential conflict with the use of the shared agricultural vehicular entrance and access, it is considered the proposed development would lead to additional traffic turning movements generated by the proposed development onto a narrow substandard Road and would endanger public safety by reason of a traffic hazard.
3. The proposed backland development, involving extensive site development

works to alter the natural contours of the site, would detract from the rural character of the area and would conflict with the requirements of Housing Policy 27 and Section 11.3.4 of the South Dublin County Development Plan 2016 -2022 in relation to the design and siting of rural dwellings. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

4. South Dublin County Development Plan 2016 – 2022, Section 11.3.4(ii) 'Rural Housing Design' states that 'a minimum road frontage of 60 metres should be provided for all new dwelling sites in rural areas'. The road frontage of the proposed house would be significantly below this required minimum roadside frontage. The proposal would, therefore, be contrary to Development Plan policy and to the proper planning and sustainable development of the area.

Board Member: _____ Date: 15th, March 2017
Paddy Keogh