



An
Bord
Pleanála

Board Direction
PL17.247586

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 27th 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The subject site is located in the open countryside, in an area which would correspond to the rural area type "Area under Strong Urban Influence", as set out in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein it is indicated that it is policy to distinguish between rural-generated housing need and urban-generated housing need. Furthermore, it is the overall goal of the planning authority, under section 10.2 of the current Meath County Development Plan, to ensure that rural-generated housing needs are accommodated in rural areas, subject to satisfying normal planning criteria, and that urban-generated housing needs are to be accommodated within built-up areas. On the basis of the documentation submitted in support of the application and the appeal, including the nature and locations of their employments and their existing ownership of a dwelling, it is considered that the applicants have not demonstrated that they come within the scope of the rural-generated housing need criteria for a house in this rural location, and accordingly the proposed development would represent urban-generated rural housing. The proposed development would consolidate a pattern of suburban type development in an

unserved rural area and would, therefore, be contrary to the Ministerial Guidelines and to the provisions of the County Development Plan and contrary to the proper planning and sustainable development of the area.

2. The proposed development is located in an area designated in the current Meath County Development Plan as of high landscape value by virtue of its positive characteristics, sense of place or local associations. It is the strategic policy of the planning authority, as set out in this Plan, to protect the landscape character, quality and local distinctiveness of such landscapes. It is considered that the proposed development, by reason of its scale and bulk, and by reason of its visual dominance within the landscape, would detract from the rural character of the area and from the quality and local distinctiveness of the landscape of the area. The proposed development would, therefore, be visually objectionable and would contravene the provisions of the Development Plan, and be contrary to the proper planning and sustainable development of the area.

3. The site is located on road which is substandard in terms of the lack of provision of median lines, public footpaths or public lighting, and where adequate sightlines cannot be achieved without the removal of existing trees and hedgerows (as indicated in submitted documentation). It is therefore considered that the proposed development would endanger public safety by reason of traffic hazard arising from the additional traffic movements that would be generated on this substandard road, and, if sightlines were to be improved, would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27th March 2017

Philip Jones