



An
Bord
Pleanála

Board Direction
PL16.247600

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 31st 2017.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The proposed development is located in the rural countryside outside the town of Castlebar, and in an area characterised by a significant number of individual houses. By reason of its position within a line of such houses along a narrow county road, the proposed development would consolidate and exacerbate a pattern of ribbon development, which would be contrary to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005. The proposed development would, therefore, represent haphazard and unplanned residential development in a rural area under pressure for urban development and would be contrary to the proper planning and sustainable development of the area.
2. The site is located on a narrow county road where adequate sightlines cannot be achieved without the removal of existing boundary 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 by the

removal of the front boundary, would seriously injure the visual amenities of the area, in the light of the bulk and scale of the proposed dwelling and its elevated location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the development would not represent ribbon development, and considered that the proposal would represent a traffic hazard without removal of the front boundary and would be visually unacceptable if such boundary were to be removed. Furthermore, the Board did not agree with the Inspector's analysis in relation to the issue of rural housing need, but accepted that this matter would represent a "new issue" in the context of the appeal.

Note: The Board was not satisfied, based on the documentation submitted as part of the application and appeal, including the nature of his employment and his previous residence within a suburban area in Castlebar, that the applicant had demonstrated that he comes within the scope of the rural-generated housing need criteria for a house in this rural location, having regard to the provisions of 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 in Areas under Strong Urban Influence (such as applies in this instance) and accordingly considered that the proposed development would represent urban-generated rural housing. However, the Board decided not to include this issue as a further reason for refusal, having regard to the substantive reasons for refusal outlined above, on the basis that it may constitute a "new issue" in the context of the appeal.

[Please issue a copy of this Direction to the parties, including the planning authority, with the Board Order.]

Board Member

Date: 31st March 2017

Philip Jones