



An
Bord
Pleanála

Board Direction
PL06S.248256

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 15th 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 Having regard to the location of the site within "Area Under Strong Urban Influence" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current South Dublin County Development Plan. Development Plan 2016-2022, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would be contrary to the Ministerial Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2 It is the policy of the planning authority as set out in the current Development Plan to restrict the spread of dwellings into rural RU zoned areas, and to ensure that any new residential development in rural areas is designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape. These policies are considered to be reasonable. The proposed development would be in conflict with these policies because, when taken in conjunction with existing development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18.09.17

Paul Hyde