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Bord  
Pleanála

**Board Direction**  
**PL26.248596**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on November 9th 2017.

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

### **Reasons and Considerations**

1. 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, which seek to distinguish between urban-generated housing need and rural-generated housing need, and having regard to the lack of demonstrable social connections of the applicants to this particular rural location in which it is proposed to build, and having regard to the lack of functional need on the part of the applicants, by reason of the nature and location of their employment, to live in the rural countryside, it is considered that the proposed development would represent urban-generated housing in the open countryside, 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. The proposed development would, therefore, be contrary to the Guidelines and contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed development in the middle of an agricultural field, along an attractive rural road, and having regard to the pattern of development in the vicinity, it is considered that the proposed development, by reason of its bulk, mass, height and design, would be visually obtrusive and out of character with the area, and would form a discordant and obtrusive feature at this location which 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.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would not align with the principles set out in the Ministerial Guidelines, which advise, inter alia, that rural generated housing needs should be accommodated where they arise but that urban-generated housing should be more appropriately accommodated in existing settlements (including villages and towns), and in areas identified for new urban development. The Board did not agree with the Inspector, based on the documentation submitted, that the applicants in this instance had demonstrated a rural-generated housing need to live at this location, and concurred with the views put forward by the appellants in this regard that the development would be urban generated. Furthermore, the Board was satisfied that the design of the proposed dwelling, by reason of its bulk, mass, height and design, would not be appropriate at this location.

**Board Member**

**Date:** 9<sup>th</sup> November 2017

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Philip Jones