



An
Bord
Pleanála

Board Direction
PL03.248695

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3rd November 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 in the countryside outside of an area of special control and to the provisions of Objectives CDP3.12 and CDP3.14 of the Clare County Development Plan 2017–2023, it is considered that, based on the documentation on file, the applicants who already reside in an existing house in close proximity have not demonstrated a sustainable need for the provision of this new additional dwelling as their principal private residence, which is not intended as a replacement dwelling in lieu of their existing residence and is in a greenfield location. The proposed development would, therefore, be in conflict with the provisions of this Development Plan and would be contrary to the provisions of Section 3.2.3 relative to rural generated housing, 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, be contrary to the proper planning and sustainable development of the area.
2. Given its design, scale and two storey nature, on an elevated site, it is considered that the proposed development would constitute an overly dominant feature in the landscape and would impact on views and seriously injure the visual amenity of the area, notwithstanding the proposed revisions

to the house design, as submitted to the planning authority during the course of the application. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 3rd November 2017

John Connolly