



An
Bord
Pleanála

Board Direction
PL09.248993

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th January 2018.

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 an area under strong urban influence, as identified in the "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 Kildare County Development Plan 2017 – 2023, it is considered that the applicant does not come within the scope of the housing need criteria, as set out in 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, by reason of its height and bulk, the proposed two-storey house would be visually obtrusive in this open rural area which is

characterised by single-storey houses. The proposed house would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 11th January 2018

John Connolly