



An
Bord
Pleanála

Board Direction
PL16.249128

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23rd February 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 proposed removal of a significant part of a hedgerow and boundary wall to gain access to the site, as well as the topography of the site, it is considered that the proposed development would result in the loss of existing hedgerow and trees to the detriment of the rural character of the area, contrary to the guidance in the Mayo Rural Housing Design Guidelines 2008 and the Mayo County Development Plan 2014-2020 and the proposed development would form a discordant and obtrusive feature on the landscape at this location. The proposed development would therefore seriously injure the rural character and visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set a precedent for other such prominently located development in the vicinity. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. 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 Mayo

County Development Plan 2014-2020, it is considered that the applicant has not adequately satisfied 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23rd February 2018

Michelle Fagan