



An
Bord
Pleanála

Board Direction
BD-000368-18
ABP-300264-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28th May, 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. The site of the proposed development is located in a rural area under urban influence and within lands with a zoning objective 'RU-Rural' in the Fingal Development Plan 2017 – 2023, where objectives SS07 and RF39 aim to restrict housing to specified categories of persons who can establish that they have a rural-generated housing need. Based on the documentation submitted with the application and appeal, it is considered that the applicant has not demonstrated that they meet the criteria for a rural-generated house under the provisions set out in Table RF03 of the Development Plan, whereby the applicant must have lived in the family home identified on the application or within the locality of the family home for at least 15 years and, where an additional home to the applicant's family would be restricted by virtue of a family member having previously been permitted a house in the area subsequent to the 19th day of October 1999. The proposed development would be contrary to Objectives SS07 and RF39 of the Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 28/05/2018

Terry Ó Niadh