



An
Bord
Pleanála

Board Direction
BD-001260-18
ABP-300563-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/10/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the very close proximity of the applicant's existing house to the appeal site, his daughter's recently built house, and other identified family support the Board is not satisfied that the applicant has adequately demonstrated that he has a rural housing need, or that his existing house is not capable of being rendered suitable for his particular needs without requiring the construction of an entirely new house within this unzoned rural area which is 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. 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: 04/10/2018

Paul Hyde