



An
Bord
Pleanála

Board Direction
BD-001054-18
ABP-301259-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/09/2018.

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 proposed development to the rear of an existing house, it is considered that the proposed development constitutes haphazard backland development, resulting in a disorderly form of development which would seriously injure the rural character of this area. As such it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the severely restricted sightlines available at the proposed entrance point and the lack of ability to improve such, in particular due to the location of the existing dwelling on site, the proposed development would constitute a traffic hazard and cause obstruction to other road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 05/09/2018

Terry Prendergast

Note: The Board agreed with the Inspector that the applicant has failed to demonstrate compliance with the criteria for rural housing included in the Kilkenny County Development Plan 2014-20, but as this raised a new issue, and given the substantive reasons for refusal above, it was not considered appropriate to circulate this issue to the parties.