



An
Bord
Pleanála

Board Direction
BD-001822-18
ABP-301317-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/12/2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The site of the proposed development is within 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 (2005) and in a 'Rural Area under Strong Urban Influence', which is demonstrating pressure for individual dwellings, and where housing is restricted in accordance with the policies set out in the Meath County Development Plan 2013 – 2019, as varied. RD POL 2 of the Plan seeks "to facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan." This policy is considered reasonable. It is considered that the applicant has not demonstrated that his housing need is not urban generated and therefore, the proposed development would conflict with this policy, and that an additional house in this area would, therefore, contribute to the encroachment of random rural development in the vicinity, would militate against the preservation of the rural environment and the efficient provision of public services and

infrastructure, and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the topography of the site, it is considered that by reason of its height and bulk, the proposed two-storey house would be visually obtrusive in an area of very high landscape character value as set out in the Meath County Development Plan 2013-2019. The proposed house would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the lack of information regarding the nature and location of employment of the applicant, and could not be satisfied that he did not have an urban-generated (as opposed to rural-generated) housing need. Furthermore, the Board considered that the location of the proposed two storey house in an open agricultural field would militate against the preservation of the rural environment which it is necessary to preserve. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/12/2018

Michelle Fagan