



An
Bord
Pleanála

Board Direction
BD-001335-18
ABP-301564-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2018.

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

Reasons and Considerations

1. The proposed development would materially contravene the rural housing policy of the planning authority, in that the applicant has failed to establish a need to reside in this area by reference to operation of a full-time business from his landholding – one which would contribute to and enhance the rural community, and the nature of which is location-dependent and intrinsically linked to a rural location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would tend towards the advancement of suburbanisation, in an area which has already been subject to extensive one-off housing, and which lacks basic services such as sewers, public footpaths, public lighting and community services/commercial facilities to serve such a housing concentration. The granting of permission for a further house, could

lead to demands for the uneconomic provision of such services and facilities.
The proposed development would, therefore, be contrary to the proper
planning and sustainable development of the area.

Board Member

Date: 11/10/2018

Terry Ó Niadh