



An  
Bord  
Pleanála

**Board Direction**  
**BD-002019-18**  
**ABP-302189-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2018.

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 site 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 in April 2005, on lands zoned as 'B' with the stated land use zoning objective 'To protect and improve rural amenity and to provide for the development of agriculture', where housing is restricted to persons demonstrating a genuine rural-generated need in accordance with the current Dún Laoghaire-Rathdown County Development Plan, the Board is not satisfied that the applicant has demonstrated a genuine rural housing need as set out in the Guidelines or the Development Plan for a house at this location. 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.

2. Having regard to the topography of the site, the elevated and exposed positioning of the proposed dwelling, and the nature and extent of the works concerned, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** The Board was not satisfied that the applicant had demonstrated that adequate sight lines could be achieved. However, given the substantive reasons for refusal, it was not considered necessary to include this as a reason for refusal.

**Board Member**

**Date:** 20/12/2018

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Stephen Bohan