



An
Bord
Pleanála

Board Direction
BD-002431-19
ABP-302590-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/02/2019.

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 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 wherein it is policy to distinguish between urban-generated and rural generated housing need, and the location of the site within an area where housing is restricted to persons demonstrating a genuine requirement for housing in accordance with policy RES16 and land use objective 'B' "*To protect and improve rural amenity and to provide for the development of agriculture*" of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, and to National Policy Objective 19 of the National Planning Framework, adopted by the Government, in relation to rural areas under urban influence, such as in the current case, which states that it is policy to "*facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area...having regard to the viability of smaller towns and rural settlements*", it is considered that the applicants have not demonstrated that they come within the scope of the housing need criteria as set out in the Guidelines and that they have not demonstrated an economic or social need to live in this rural area in accordance with national policy and the Dún Laoghaire-Rathdown County Development Plan 2016-

2022. Furthermore, the Board is not satisfied that the applicants housing needs could not be satisfactorily met in an established smaller town or village/settlement centre. The proposed development, in the absence of any definable or demonstrable based need for a house in this rural area, 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, contravene the Ministerial Guidelines, and would be contrary to national policy. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board had concerns with respect to the proposed new vehicular access onto the private lane as it has not been demonstrated by the applicants that the required sightlines can be achieved but decided not to include this as an additional reason having regard to the substantial reasons for refusal above.

Board Member

Date: 25/02/2019

Stephen Bohan