



An  
Bord  
Pleanála

**Board Direction**  
**BD-002378-19**  
**ABP-302685-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/02/2019.

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

### **Reasons and Considerations**

#### 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,
- the location of the site in an area where housing is restricted to persons demonstrating local need in accordance with the current Donegal County Development Plan 2018-2024, and
- to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February 2018, which, for rural areas under urban influence, seeks 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 applicant does not comply with National Policy Objective 19 and does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. Based on the information submitted with the planning application and appeal, the proposed development, which does not cater for locally derived housing needs, would conflict with the policies of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

**Note 1:** Taken in conjunction with existing and permitted development in the area, the proposed development would constitute an excessive density of one-off detached dwellings in a rural area, which would militate against the preservation of a rural environment designated as an area of High Scenic Amenity. Furthermore, the proposed development would contribute towards undesirable ribbon development in a rural area outside lands zoned for residential development and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note 2:** Copy of Direction to issue with Order.

**Board Member**

**Date:** 15/02/2019

---

Maria FitzGerald