



An  
Bord  
Pleanála

**Board Direction**  
**BD-002474-19**  
**ABP-302810-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2019.

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

### **Reasons and Considerations**

1. Having regard to the location of the site within a rural area under strong urban influence, to the criteria set out in Figure 7 and Table 6 of the Laois County Development Plan 2017-23, 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. In the absence of such compliance, the proposed development 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. It is considered that the proposed development, by reason of its scale, siting and design, would fail to integrate into the rural landscape, would seriously injure the amenities of the area, would conflict with the provisions of the Laois County Development Plan, 2017-2023 for the area and 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 concurred with the views of the Planning Authority that notwithstanding the applicant's proposal to undertake research at the proposed lake on the site, the applicant had not demonstrated a need to reside in a rural area. Furthermore, the Board concurred with the views of the planning authority that the proposed house, by reason of its scale, siting and design would form a discordant and obtrusive feature on the landscape and would therefore seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 01/03/2019

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Maria FitzGerald