



An
Bord
Pleanála

Board Direction
BD-002371-19
ABP-302826-18

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 outline 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 a rural area under strong urban pressure, as identified in the Clare County Development Plan 2017-2023, and to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of Environment, Heritage and Local Government April, 2005, 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 in 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 satisfy the relevant criteria set out under development plan Objective 3.11, for new single houses in such areas, and accordingly the proposed development would materially contravene an objective of the development plan and would conflict with the provisions of the 2005 guidelines. The proposed development would also be contrary to National Policy Objective 19 of the National Planning Framework. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

2. The location of the proposed house, to the rear of existing houses, would, by itself and the precedent it would set, constitute uncoordinated and haphazard back land development, which would be out of character with the surrounding pattern of development. The proposed development would therefore seriously injure the residential amenities of the area, and depreciate the value of property in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15/02/2019

Chris McGarry