



An  
Bord  
Pleanála

**Board Direction**  
**BD-002719-19**  
**ABP-303161-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/04/2019.

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

## **Reasons and Considerations**

1. The proposed development is located in close proximity to an area considered for a future national road scheme. Section 2.9 of the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities, 2012, requires that zoning and new development must not compromise the route selection process, this requirement is reasonable. The proposed development by virtue of its location proximate to the study area of this route could prejudice the plans for design of this scheme. The application is therefore premature pending the determination of this route. The proposed development would be contrary to the provisions of the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities, 2012 and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site within a rural area under urban influence 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, the Board is not satisfied, based on the information submitted with the application and appeal, that the applicant complies with National Policy Objective 19. 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.

3. Having regard to the elevated and exposed nature of the site, the height of the proposed dwelling and the location of the dwelling in an elevated position within the site, it is considered that the proposed development would form an unduly prominent and obtrusive feature which would interfere with the character of the landscape. The proposed development would have a serious negative impact upon the visual amenities of the area and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 02/04/2019

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John Connolly