



An
Bord
Pleanála

Board Direction
BD-002883-19
ABP-303411-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 29th 2019.

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

Reasons and Considerations

The site of the proposed development is located within a stronger rural area, as set out in the 'Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating social and economic local need, in accordance with the Donegal County Development Plan 2018-2024. Having regard to the proximity of the subject site to the village of Ramelton and having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area, and that his stated circumstances could not be accommodated within this village or another settlement. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this rural location. The proposed development would, therefore, be contrary to the Ministerial Guidelines

and to the over-arching national policy, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29th April 2019

Philip Jones