



An  
Bord  
Pleanála

**Board Direction**  
**BD-004090-19**  
**ABP-304388-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/09/2019.

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

### **Reasons and Considerations**

The site of the proposed development is located within an “Area Under Strong Urban Influence” 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. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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. 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 at this site within in this rural area, or that the applicant’s housing need could not be met within a town or 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 location and that 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

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the rural need case of the applicant was not met for a house at this specific location, when assessed by reference to the totality of applicable Ministerial and National policy and also noting the applicant's current employment.

**Board Member**

**Date:** 20/09/2019

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Chris McGarry