



An
Bord
Pleanála

Board Direction
BD-003804-19
ABP-304389-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/08/2019.

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

Reasons and Considerations

1. On the basis of the information submitted with the application and appeal, including the drawing '*Existing Dwelling Plans and Elevations*' related to the structure on site described as 'existing dwelling' which shows no evidence of any internal walls, or features related to a habitable dwelling, such as sanitary facilities, and having regard to the current visual state of that structure and to the planning history of the site, specifically application SA101011, it is considered that there is insufficient evidence that the structure constitutes a habitable dwelling. In this regard the proposed development would contravene the objectives set out at Section 10.15.1 of the Meath County Development Plan 2013-2019. Furthermore, 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 and in a 'Strong Rural Area' according to Map 10.1 of the Meath County Development Plan 2013-2019, wherein urban generated housing is directed to areas zoned for new housing development in towns and villages. In addition, 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, in areas under urban influence, based on the core consideration of demonstrable economic or social need to live in a rural area and having regard to siting and design criteria and the viability of smaller towns and rural settlements and, in rural areas elsewhere, 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 in this rural area, or that the applicant's housing needs could not be satisfactorily met in a smaller town or rural 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. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy. 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 would form a discordant feature on the landscape at this location, which would fail to be adequately absorbed and integrated into its landscape by way of its lack of site sensitive design and layout, would militate against the preservation of the rural environment and would seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/08/2019

Chris McGarry

