



An
Bord
Pleanála

Board Direction
BD-004220-19
ABP-304754-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th October 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. It is considered that, by reason of its size, height, form and bulk, the proposed two-storey house would be visually obtrusive in this open rural area which is characterised by single-storey houses and would seriously injure the amenities of property in the area. The proposed house would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: Having regard to the location of the site within an area under strong urban influence as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005 but within a structurally weak area as identified in the Galway County Development Plan 2015 -2021, albeit in close proximity to an area under strong urban influence, and to National Policy Objective 19 of the National Planning Framework, adopted by the Government, in relation to rural areas under urban influence, which states that it is policy 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", and in rural areas elsewhere which states that it is policy to "facilitate the provision of single housing in the countryside based on

siting and design criteria for rural housing ... having regard to the viability of smaller towns and rural settlements”, and having regard to the documentation submitted with the planning application and appeal, the Board was not satisfied that the applicants’ aspirations for a new house, could not be satisfactorily met in an established smaller town or village/settlement centre. The Board therefore considered that the proposed development 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 and would, therefore, contravene the Ministerial Guidelines, be contrary to national policy and would be contrary to the proper planning and sustainable development of the area. Notwithstanding this, the Board considered that this would constitute a new issue, in the context of the current appeal and having regard to the substantive reason for refusal as set out above, it was decided not to pursue this matter further under the current appeal.

[Please issue a copy of this Direction with the Board Order to the parties.]

Board Member

Date: 08/10/2019

Stephen Bohan