



An
Bord
Pleanála

Board Direction
BD-004794-19
ABP-305171-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2019.

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 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 wherein it is policy to distinguish between urban generated and rural generated housing need. Furthermore, the subject site is located in a rural area that is 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 planning application and the appeal, including the described nature of the employment of one of the applicants, the Board is not satisfied that the applicants have a demonstrable economic or social need to live in this rural area or that their housing need could not be satisfied by living in a smaller 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, notwithstanding the provisions of the Westmeath County

Development Plan 2014-2020. The proposed development would be contrary to the Ministerial Guidelines and to the over-arching national policy and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17/12/2019

Chris McGarry