



An  
Bord  
Pleanála

**Board Direction**  
**BD-004658-19**  
**ABP-305204-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/12/2019.

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

### **Reasons and Considerations**

1. It is considered that, by reason of its scale, bulk and design, the proposed two-storey house would be visually obtrusive in this open rural area which is generally characterised by single-storey houses. The Board considered that the proposed house was not in accordance with Policy RH9(i) of the Kildare County Development Plan 2017 -2023 which requires the location and design of new dwellings to integrate appropriately with its physical surroundings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** Having regard to the location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks 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, it is considered that the applicants have not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements, and therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board considered this was a new issue but in light of the substantive reason for refusal on the basis of rural house design set out at 1 above decided not to pursue this issue.

**Copy of Board Direction to issue with the Board Order.**

**Board Member**

**Date:** 04/12/2019

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Maria FitzGerald