



An
Bord
Pleanála

Board Direction
BD-005042-20
ABP-305522-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 22nd, 2020.

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

Reasons and Considerations

1. Having regard to the location of the subject site, which is within a "Rural Area under Strong Urban Pressure" as set out in the Mayo County Development Plan 2014 – 2020, having regard to national policy, as set out in National Policy Objective 19 in the National Planning Framework, which is "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", the Board is not satisfied, having regard to the documentation submitted with the application, that the applicant has established a demonstrable economic or social need to live at this site within this rural area, or that the applicant's housing need could not be satisfactorily met within an established smaller town or village/settlement centre (such as the nearby settlement of Louisburgh, which the relevant Local Area Plan identifies as having a significant level of vacant housing stock). It is therefore considered that the applicant does not come within the scope of the housing need criteria as set out in national policy for a house at this location, notwithstanding the provisions of the Mayo County Development Plan 2014 – 2020, and that the

proposed development would be contrary to the over-arching national policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the scale and design of the proposed dwelling and its location relative to adjoining development, and in particular to the adjoining dwelling to the west, it is considered that the proposed development, notwithstanding the amendments made as part of the response to the appeals, would be overbearing and out of character with the established pattern of development in the area and would seriously injure the visual amenities of the area. The proposed development, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 28th January 2020

Philip Jones