



An
Bord
Pleanála

Board Direction
BD-005758-20
ABP-306175-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/05/2020.

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

Reasons and Considerations

Having regard to the location of the site within in an area zoned 'High Amenity Zoning Objective G'; where the objective is to protect and improve high amenity areas' under the County Development Plan 2016-2022 and where housing is restricted to persons demonstrating local need in accordance with Policy RES 16 Management of One off Housing, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Development Plan for a house at this location, as the applicant already has an extant planning permission to build a dwelling house (Reg Ref D12A/0332 & Reg Ref D12A/0332E refers) within the overall family landholding. In this regard, the proposed development would conflict with the requirements for rural housing in 'High Amenity Zoning 'G' land as outlined under Policy RES 16 of the County Development Plan 2016-2022, would contravene materially a development objective indicated in the County Development Plan 2016-2022 for the zoning of land for the use solely or primarily of particular areas for particular purposes and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15/05/2020

Chris McGarry