



An  
Bord  
Pleanála

**Board Direction**  
**BD-006350-20**  
**ABP-306726-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2020.

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

### **Reasons and Considerations**

1. The site of the proposed development is located within a rural area, identified as 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 the policy to distinguish between urban-generated and rural-generated housing need. Taking account of the subject site's location in an area designated under urban influence, 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. Furthermore, key provisions of the Westmeath County Development Plan 2014 – 2020 and in particular, Policy P-LHN2 to manage the development of one-off rural housing in conjunction with the Rural Typology Map and Local Need criteria, require applicants to submit documentary evidence of compliance with the rural housing policy and comply with local need criteria. Having regard to the documentation submitted with the planning application and appeal, including the stated residency of the applicant and his wife, the

Board is not satisfied that the applicant comes within the scope of the housing need criteria as set out in the Guidelines, or has a demonstrable economic or social need for the proposed dwelling in this rural area. The proposed development would therefore contravene the Westmeath County Development Plan 2014-2020 and be contrary to national policy.

2. The proposed development would contribute to the encroachment of random development in a rural area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 28/08/2020

---

Dave Walsh