



An
Bord
Pleanála

Board Direction
BD-006490-20
ABP-306950-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2020.

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 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 and in a 'Strong Rural Area' according to the Meath County Development Plan 2013-2019. Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment. The proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and would establish an undesirable precedent for further development of this type. In addition, the proposed development would be contrary to the policies and objectives of the Meath County Development Plan 2013-2019 (as varied) which seek to provide more sustainable formats of development within the rural area, through supporting the vitality of lower order centres and existing local community facilities including policies/objectives RD POL 4, RD POL 8, RUR DEV SO 5, CS OBJ 10 and

RD OBJ 1. Such policies and objectives are considered to be reasonable. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The design of the proposal, particularly the dominant hipped roof, is considered to be contrary to the guidance for new dwellings in rural areas set out within the Meath Rural Design Guide, Appendix 15 of the Meath County Development Plan 2013-2019 (as varied). The proposal is considered to be at variance with the rural building traditions, would establish an undesirable future precedent, and as such would be contrary to the proper planning and sustainable development of the area.
3. The development contravenes materially conditions attached to existing permissions for development namely, condition number 3 of KA/40669 and condition no 3 of KA/40653 which provide for the sterilisation from any housing or non-agricultural development on the entire remainder of the landholding of which the appeal site forms part. The requirements of such conditions are considered reasonable having regard to the existing level of development in the area.

Note 1:

The Board noted the reason for refusal recommended by the Inspector on the issue that, having regard to the limited site size and the level of existing development in the area, it is considered that the proposed development would result in an excessive concentration of waste water treatment systems in an unserved rural area and would therefore be prejudicial to public health and contrary to the proper planning and sustainable development of the area. While the Board shared the concerns of the Inspector on this matter, it was decided not to pursue this further in the current appeal, as it constituted a new issue within the context of the appeal and having regard also to the substantive reasons for refusal set out above.

Note 2:

The Board considered the proposed development in the context of National Policy Objective 19 of the National Planning Framework, which states by reference to areas under urban influence, that it is an objective 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 and siting and design criteria for rural housing in statutory guidelines and plans. Having regard to the documentation submitted with the application and appeal and notwithstanding the relevant provisions of the Meath County Development Plan 2013-2019 (as varied) on rural housing, the Board was not satisfied that the applicant has a demonstrable economic or social need to live in this rural area or that the housing needs of the applicant could not be met in a nearby town or settlement. However as this constituted a new issue within the context of the appeal and having regard to the substantive reasons for refusal set out above, the Board decided not to pursue this matter further in the current appeal.

Board Member

Date: 17/09/2020

Chris McGarry