



An  
Bord  
Pleanála

**Board Direction**  
**BD-007837-21**  
**ABP-307794-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/04/2021.

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 site within an area of 'strong urban influence' (Map 1.3 – Rural Area Types in County Offaly) and in a 'pressure area' (Map 1.4 – Rural Housing Policy Map) of the Offaly County Development Plan 2014-2020, and Regional Policy Objective RPO 4.80 of the Eastern and Midland Regional Spatial and Economic Strategy 2019-2031, National Policy Objective 19 of the National Planning Framework which seeks to facilitate the provision of single houses in the countryside in areas under urban influence based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the siting and design criteria for rural housing in statutory plans and guidelines, namely the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, it is considered that the applicants do not come within the scope of the housing need criteria as set out for a house at this location. It is considered that the applicants have not sufficiently 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 Regional Policy Objective 4.80 and National Policy Objective 19. In the

absence of any identified locally-based need for the house, the development would contravene regional and national housing policy and objectives and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would contribute to urban generated residential sprawl in this area, would contribute to existing ribbon development along this section of roadway, would contribute to the encroachment of random development in this rural area, would militate against the preservation of the rural environment and would lead to an inefficient and uneconomic demand for the provision of services in this rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 08/04/2021

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Stephen Bohan