



An
Bord
Pleanála

Board Direction
BD-007024-20
ABP-307850-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/11/2020.

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

Reasons and Considerations

The proposed development, because of its location and inadequate frontage, constitutes inappropriate backland development which would seriously injure the amenities of property in the vicinity by reason of uncoordinated piecemeal development, would not accord with the existing pattern of development in this rural area and would set an undesirable precedent for further such development in this area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 25/11/2020

Terry Prendergast

Note:

1. The Board also considered that the proposed development, taken in conjunction with existing development in the vicinity, would result in an

excessive concentration of development served by individual wastewater treatment systems and septic tanks, and would, therefore, be prejudicial to public health.

2. The Board also noted that, 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. The subject site is located in an area that is designated under urban influence, where 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 documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant may not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development may, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and, as such, contrary to the proper planning and sustainable development of the area.