



An
Bord
Pleanála

Board Direction
BD-007223-20
ABP-308006-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/12/2020.

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

Reasons and Considerations

1. Having regard to the rural location of the site of the proposed development in an area under strong urban pressure, in an area where housing policy CDP3.11 applies and identified as such in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, where it is national policy to distinguish between urban generated and rural generated housing need, and taking account of the policy provisions in the 2018 National Planning Framework, including NPO 19 and the associated policies identified in the Regional Spatial and Economic Strategy for the Southern Region, on the basis of the documentation submitted with the planning application and the appeal, it is considered that the applicant has not sufficiently demonstrated an economic or social need, necessitating a dwelling at this rural location in this area designated as an Area of Special Control. In the absence of such demonstrated rural housing need, 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 and the efficient provision of public services and infrastructure. The proposed development would not accord with the

provisions of national policy and Ministerial guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development, by reason of its location on an elevated backland site, served by a substandard laneway and by reason of its design and scale and its relationship with existing dwellings in the immediate vicinity, would be out of character with the established pattern of development in the vicinity of the site, would seriously injure the visual amenities of the area by reason of visual intrusion and would seriously injure the residential amenities of neighbouring property by reason of overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 21/12/2020

Dave Walsh