



An
Bord
Pleanála

Board Direction
BD-007942-21
ABP-308238-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/04/2021.

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

Reasons and Considerations

1. It is the policy of the planning authority that development outside of designated urban centres should be strictly limited to local need. This is set out in the current Development Plan for the area, where it is the settlement policy to direct new residential development to designated development centres and to protect existing rural settlements outside these centres from urban overspill.

It is considered that, on the basis of information received as part of the application and appeal, the proposed development does not fulfill a specific rural generated housing need in accordance with Section 2.1.6.5 and Section 3.2.2 of the Longford County Development Plan 2015-2021 which aim to prevent over proliferation of urban generated one-off housing in the rural area. The development, would therefore, if permitted, by itself or the precedent it would set for similar developments in the vicinity, contravenes these objectives, and, as such, would be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its location and distance from the public road would constitute inappropriate backland development which would be out of character with the established pattern of development in the surrounding rural area and would result in an intrusive encroachment of physical development into the open rural landscape. Such development would militate against the preservation of the rural environment and would set an undesirable precedent for other such development in the vicinity. The backland location of the proposed dwelling would be contrary to the Longford Rural Design Guide and thereby would be contrary to policy HOU RUR 10 of the Longford County Development Plan 2015 - 2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 21/04/2021

Terry Prendergast

Note:

The Board also considered that, having regard to the location of the site within a rural area not under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements, the proposed development may not comply with National Policy Objective 19. The proposed development could, therefore, contribute to the encroachment of random rural development in the area, and militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and could contravene the provisions of the National Planning Framework.