

An
Bord
Pleanála

Board Direction
BD-007939-21
ABP-308399-20

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, as set out in Policy SS4 (Housing in the Rural Countryside) of the South Tipperary County Development Plan 2009-2015 (as varied), to facilitate individual dwellings in the open countryside for person(s) who are intrinsic to the area, have a demonstrated housing need and who are seeking to provide a home for their own occupation. However, in this application the applicant already owns a house in the rural area and therefore is not considered to have a demonstrated housing need. Therefore, the proposed development would be contrary to Policy SS4 of the South Tipperary County Development Plan 2009-2015 (as varied) and would be contrary to the proper planning and sustainable development of the area


Note:

- a) The Board 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.

- b) The Board noted the reference in section 7.1.5 of the Inspector's report to "... a *second one-off house*..." in the context of the applicant already owning a house. The Board did not consider the existing house in the applicant's ownership to be a 'one-off house'.

Board Member



Stephen Bohan

Date: 20/04/2021

[Please issue a copy of this Direction with the Board Order to the parties.]