

An
Bord
Pleanála

Board Direction
BD-008653-21
ABP-308686-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/07/2021.

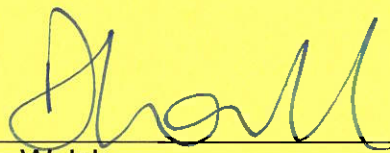
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to zoning of the site to protect and improve high amenity areas in the Dun Laoghaire Rathdown County Development Plan 2016-2022, where houses are permitted where there is demonstrable need to live in the area because the applicant's principal employment is in agriculture, hill farming or local enterprise, and to the fact that the applicants have an existing house on site, it is considered that the applicants have not demonstrated a genuine need for an additional house and the proposal would, therefore, materially contravene the County Development Plan.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the zoning status of the landholding where the proposed development is located is a material consideration in this instance and while residential development is open for consideration, it was considered that the applicants did not sufficiently meet the qualification threshold for permitting housing on these lands or demonstrate the economic necessity to live there in the context of rural-related employment, having regard to the fact that they already have a house on the site.

Board Member

A handwritten signature in blue ink, appearing to read "Walsh", written over a horizontal line.

Dave Walsh

Date: 05/07/2021