

An
Bord
Pleanála

Board Direction
BD-008524-21
ABP-308801-20

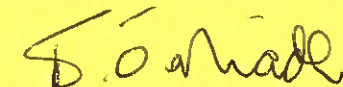
The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/06/2021.

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

Reasons and Considerations

1.	The site of the proposed development is located within a rural location where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in Section 12.10 of the Kilkenny County Development Plan 2014-2020. Having regard to the topography of the site, the elevated positioning of the proposed development, the creation of a new vehicular entrance, the resulting extensive driveway, and the removal of the front boundary hedging, it is considered that the proposed development would form an obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, and would fail to be adequately absorbed and integrated into the rural landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Ó Niadh

Date: 14/06/2021

Note

Having regard to the location of the site within an 'Area under Strong Urban Influence' as identified in Sustainable Rural Housing Guidelines for Planning Authorities, 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, and within an 'Area under Urban Influence' as identified in the Kilkenny County Development Plan 2014-2020 where it is local policy as set out in Section 3.5.2 to restrict housing in such locations to persons with a rural generated housing need, it is considered that based on the documentation submitted with the planning application and the appeal, the applicants have not demonstrated an economic or social need to live in this rural area. The proposed development would, therefore, be contrary to the applicable provisions of the Ministerial Guidelines, the National Planning Framework, and the Kilkenny County Development Plan 2014-2020, and would therefore be contrary to the proper planning and sustainable development of the area.

As there was already a substantive reason for refusal, the Board decided not to pursue this matter further in the context of this appeal.