



An
Bord
Pleanála

Board Direction
BD-008715-21
ABP-309077-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/07/2021.

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

Reasons and Considerations

1. Having regard to the location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks 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, having regard to the viability of smaller towns and rural settlements, it is considered that, based on the documentation submitted with the application and appeal, the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site within Area Under Strong Urban Influence as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Dun Laoghaire Rathdown County Development Plan, it is considered that, based on the documentation submitted with the application and appeal, the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, 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, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is a policy of the planning authority as set out in the Dun Laoghaire Rathdown County Development Plan 2016 to 2022 to protect and encourage the enjoyment of views and prospects of special amenity value or special interest. The proposed development would be visible in views from the Ballyedmunduff Road in a manner as to seriously injure the visual amenity of the area and contravene the development objective set out in County Development Plan.

Note:

The Board noted, and agreed with, the Inspector's view that the proposed development would give rise to additional traffic turning movements, at the site entrance on a substandard road network, which would endanger public safety by reason of traffic hazard. However, the Board also considered this to be a new issue

in the context of the appeal and, having regard to the substantive reasons for refusal set out above, decided not to pursue this matter further with the parties.

Board Member



Date: 16/07/2021

John Connolly