

An
Bord
Pleanála

Board Direction
BD-008011-21
ABP-309173-21

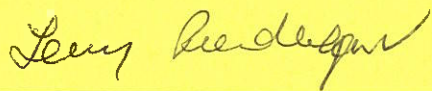
The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/04/2021.

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

Reasons and Considerations

1. The site of the proposed development is located within an "Area Under Strong Urban Influence" as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005. Furthermore, the subject site is located in an area that is designated under urban influence, 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. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and notwithstanding the provisions of the current Wexford County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site in an elevated and exposed position in an area designated as a coastal landscape in the current Wexford County Development Plan, it is considered that the proposed development would form a discordant and 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 landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member 

Date: 27/04/2021

Terry Prendergast