

An
Bord
Pleanála

Board Direction
BD-009284-21
ABP-310553-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/10/2021.

The Board decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

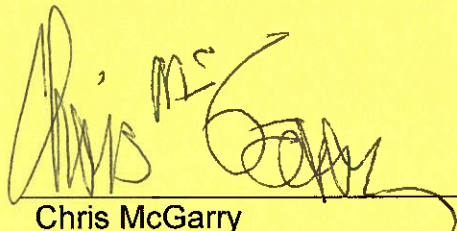
Reasons and Considerations

Having regard to: -

- (i) the location of the proposed development in a rural area, classified as Development Zone 5 within the Louth County Development Plan 2015-2021, which seeks to protect agriculture and sustainable rural communities in an area which has been subject to increasing pressure for development of one-off rural housing due to proximity to Dublin and access to the M1 motorway and in accordance with Policy RD39 only allow for limited one-off housing where applicants must demonstrate a genuine local need to live in this area,
- (ii) the national policy, as set out in National Policy Objective 19 of the National Planning Framework 2018 and the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and local Government in April 2005, that 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, and
- (iii) the documentation submitted with the application and appeal,

the Board is not satisfied that the applicant who already owns a house in the rural area, has provided sufficient justification for a rural housing need to build another house in this rural area, or that alternative options have been sufficiently explored to satisfy the applicant's housing need, rather than to build a new home in the rural agricultural area. While the Board acknowledges the medical issues as presented, it is considered that the threshold to demonstrate a functional economic or social need to build another rural house in this area under development pressure has not been met. In the absence of a sufficient justification, it is considered that the proposed development would contribute to the development of random rural housing 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 be contrary to the Sustainable Rural Housing Guidelines and to overarching national policy, notwithstanding the provisions of the Louth County Development Plan 2015-2021 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 18/10/2021