



An  
Bord  
Pleanála

**Board Direction**  
**BD-011203-22**  
**ABP-310696-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/08/2022.

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 proposed development in a Rural Area under Urban Influence in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005,
- the location of the proposed development in a Rural Area under Strong Urban Influence according to the Waterford City and County Development Plan 2022 – 2028 (Map 6: Miscellaneous Map, The Rural Housing Classification) where in accordance with Policy Objective H28 the provision of housing is based on the core consideration of demonstrable economic, social or local need,
- National Policy Objective 19 of the National Planning Framework which will in rural areas under urban influence, 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 siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements,

The Board considered that the proposed dwelling would not be a replacement one and that in these circumstances, the applicant is required to comply with local and national policy in relation to rural housing. The Board considered based on the information on the file, that the applicant has not demonstrated an economic or social need to live in this rural area and that a proposed dwelling at this location would exacerbate the potential for ribbon development and would contribute to the proliferation of proprietary wastewater treatment systems. The proposed development would, therefore, be contrary to the provisions of the Waterford City and County Development Plan 2022-2028 and to over-arching national policy and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to:

- The mass and scale and siting of this house relative to the area of the site and the pattern of development in the vicinity,
- The design of the proposed dwelling house, in the light of the Planning Authority's "Rural Housing Pre-Planning Advice Notes",

it is considered that the design, scale, prominence, and complexity of the proposed dwelling house would be out of character with the pattern of development in the surrounding rural area and that the proposed dwelling would seriously injure the visual amenities of the area. The proposal would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

  
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Maria FitzGerald

Date: 31/08/2022