

**An  
Bord  
Pleanála**

**Board Direction  
BD-009768-22  
ABP-311132-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/01/2022.

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

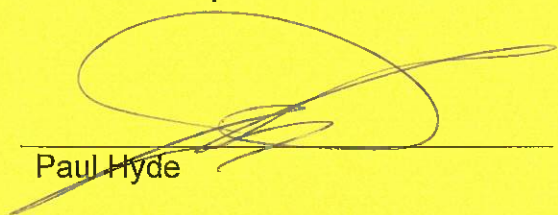
#### **Reasons and Considerations**

Having regard to: -

- the location in a rural area of the site of the existing dwelling and the proposed development, which is not zoned for development, and in which residential development is confined to individuals who satisfy restricted criteria associated with connection to the locality and the rural economy and,
- the scale, height, design and internal layout and facilities of the proposed structure which is appropriate to significant commercial or light industrial use or alternatively, for adaption for use as an independent dwelling unit,

it is considered that the proposed development is incompatible with storage and ancillary uses associated with the residential use of a main dwelling and would not be consistent with the protection preservation of the character and nature of uses of rural area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Paul Hyde

**Date:** 14/01/2022