

**An  
Bord  
Pleanála**

**Board Direction  
BD-012536-23  
ABP-312995-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2023.

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

#### **Reasons and Considerations**

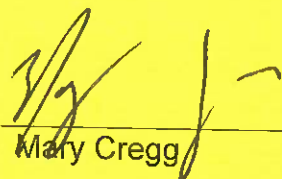
1. Having regard to the siting of the existing dwelling, and taking into account the cumulative impact of the proposed dwelling and the permitted dwellings in the immediate hinterland, it is considered that the proposal would represent an overdevelopment of one-off dwellings in this rural area and an intrusive encroachment of physical development in the open rural landscape. The proposed development would be contrary to Policy Objective HOU 47, which requires applications for one-off rural housing to comply with the standards and criteria set out in Section 13.9 of Chapter 13 "Development Management Guidelines", namely Section 13.9.4 (site selection) and Section 13.9.6 (Backland Development) of the Louth County Development Plan, 2021-2027 which requires that applications consider the existing number of one-off dwellings in the area and the ability of the landscape to absorb further development without further eroding the rural character of the area. Furthermore, the proposed development is considered to be contrary to Policy Objective HOU 42 of the Louth County Development Plan, 2021-2027, which seeks to manage the development of rural housing in the open countryside by requiring any new dwelling to be "appropriately designed and located so it integrates into the local landscape" and



by requiring that any new dwelling “does not negatively impact or erode the rural character of the area in which it would be located”. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** Having regard to the documentation submitted with the planning application and appeal, the Board was satisfied that the proposed development is in compliance with Policy Objective HOU 41 of Louth County Development plan 2021-2027. The Board therefore did not include the Inspector’s recommended reason number 1 to the above.

Board Member



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Mary Cregg

Date: 22/06/2023

