

An  
Bord  
Pleanála

**Board Direction**  
**BD-010971-22**  
**ABP-313017-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/07/2022.

The Board decided to refuse permission for the following reasons and considerations.

#### **Reasons and Considerations**

1. The proposed development at a location within an area characterised by a proliferation of one-off rural dwellings, would further expand and exacerbate an already excessive pattern of development. In addition, as a consequence of the lack of natural boundaries and screening to the site, the proposed development would result in an intrusive encroachment of physical development into the open rural landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other similar inappropriate development in this area. Accordingly, the proposed development is considered to be contrary to Section 13.9.4 (Site Selection) of the Louth County development plan 2021-2027 which requires that applications consider the ability of a dwelling to integrate into the surrounding landscape as well as the ability of landscape to absorb further development of one-off housing. In this regard it is considered that the proposed development would contravene rural housing policy objective HOU 42 of the Louth County Development Plan 2021-2027 which seek to manage 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 does not negatively impact or erode the rural character of the area in which it would be located'. The proposed development would seriously injure the visual amenities of the area, would be contrary to the relevant provisions of the Louth County Development Plan 2021-2027 and

would, therefore, be contrary to the proper planning and sustainable development of this area.

2. The proposed development by reason of overall size, design and layout , in particular the numerous front projections, together with the attached garage, in addition to a lack of natural screening at the subject site, is considered to result in an excessively bulky feature which would not be absorbed into the landscape. In this regard it is considered that the proposed development would seriously injure the visual amenities of the area and would not accord with the provisions of Section 13.9.9 and 13.9.10 of the Louth County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the documentation submitted with the application and appeal, including the report of the planning authority. In this regard the Board shared the view of the planning authority that the nature, scale and design of the proposed development including the proposed garage would lead to a significant visual impact at this rural location and that the proposed development by itself and by the precedent it would set, would seriously injure the visual amenity of the area and would be contrary to the relevant provisions of the current Development Plan for the area.

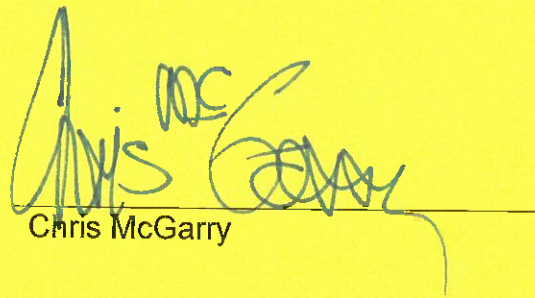
**Note:**

Having regard to the location of the site within an Area Under Strong Urban Influence, as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Louth County Development Plan 2021-2027 and having regard to National Policy Objective 19 of the National Planning Framework, wherein it is stated that in areas under urban influence, it is policy 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 and in consideration of the detail submitted with the application and appeal, it was



considered by the Board that the applicant might not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this specific location. In this regard the proposed development, in the absence of any identified locally based need for the house, might contribute to the encroachment of random rural development in the area and might militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, might be contrary to the Ministerial Guidelines and to over-arching national policy and having regard to the relevant provisions of the current Louth County Development Plan and might, therefore, be contrary to the proper planning and sustainable development of the area. However as this would constitute a new issue in the context of the appeal and having regard to the substantive reasons for refusal set out above, it was decided not to pursue this matter further in the context of the current appeal.

Board Member



Chris McGarry

Date: 11/07/2022

