

An  
Bord  
Pleanála

**Board Direction**  
**BD-013380-23**  
**ABP-313383-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/08/2023.


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

#### **Reasons and Considerations**

The proposed development for a rural house on this restricted site in an area experiencing a significant amount of rural housing pressure would fundamentally alter the rural character of the area to a more low density suburban type of appearance and would introduce a development typology and pattern which is at odds with the 'RU' Rural Zoning, the Objective and Vision for which seeks to protect the rural landscape character, to protect the value of the rural area and to promote the integrity of the landscape.

The proposed development, and the precedent it would set for similar type development, would contribute to the suburbanisation of the rural area, and would result in injury to the rural landscape character of the area. The proposed development would therefore be contrary to the provisions of the Fingal Development Plan 2023-2029, namely Policy SPQHP55 and Objective SPQO84, would contravene the 'RU' Zoning Objective of the site and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Henchy

**Date:** 23/08/2023