

An
Bord
Pleanála

Board Direction
BD-013479-23
ABP-313660-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2023.

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

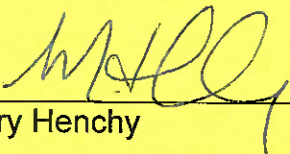
Reasons and Considerations

1. The development is located on lands identified as 'Zone 1 - Areas under Strong Urban Influence' in the Kildare County Development Plan, 2023-2029 where the provision of single housing in the countryside is based on the core considerations of demonstrable 'economic or social' need to live in a rural area and build their home, and siting, environmental and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements and the provision and availability of serviced sites in these areas.

On the basis of the submissions made in connection with the planning application and the appeal, including the applicant's current housing circumstances, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area or that the housing need of the Applicant could not be met elsewhere in a town or rural settlement. As per the definition of the County Development Plan, the proposed development would constitute urban generated rural housing and

	<p>would therefore be contrary to Objective HO O46 of the Kildare County Development Plan, 2023-2029 and to the provisions of the "Sustainable Rural Housing Guidelines for Planning Authorities". The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary <u>and</u> to the proper planning and sustainable development of the area.</p>
2.	<p>Policy HO P15 seeks to preserve and protect the open character of transitional lands particularly the approach roads to towns and villages and areas immediately outside of settlement boundaries in order to prevent linear sprawl near towns, villages and settlements and to maintain a clear demarcation and distinction between urban areas and the countryside and to protect the integrity of the agricultural uses in these areas.</p> <p>The proposed development taken in conjunction with existing development in the rural area outside of the development boundary of Narraghmore, would result in the extension of suburban sprawl into an unserviced and unzoned rural area that is that is under strong development pressure, and which already has an excessive density of housing development. The proposed development would militate against the preservation of the rural environment and would represent an undesirable precedent for further such development in the area. The proposed development would, therefore, contravene the provisions of Policy HO P15 of the Development Plan and be contrary to the proper planning and sustainable development of the area.</p>

Board Member


Mary Henchy

Date: 30/08/2023