



An  
Bord  
Pleanála

**Board Direction**  
**BD-012973-23**  
**ABP-313688-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2023.

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

### **Reasons and Considerations**

The Board had regard to

- the Dún Laoghaire-Rathdown County Development Plan 2022-2028,
- policy objective PHP23 regarding the management of one-off housing,
- the site's designation with zoning objective "B" to protect and improve rural amenity,
- relevant development management standards including 12.3.10.2 concerning the design of one-off housing in the countryside, and
- the nature, scale, location and design of the proposed development.

The Board considered that the applicant has not demonstrated that they come within the scope of the housing need criteria and that they have not demonstrated an economic or social need to live in this rural area in accordance with the Development Plan.

Having regard to the topography of the site, and to the elevated positioning and scale of the proposed dwelling, the Board considered that the proposed development could not be effectively assimilated into the landscape and would, therefore, form a discordant and obtrusive feature on the landscape at this rural location.

The proposed development 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 to the proper planning and sustainable development of the area.

**Board Member**

Eamonn James Kelly  
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**Date:** 21/07/2023