



An
Bord
Pleanála

Board Direction
BD-018496-24
ABP-320059-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2024.

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 Board considered that the applicant has failed to satisfy the definition of 'Economic' and 'Social' need in the context of rural housing policy, as set out in Table 5.3 of the Tipperary County Development Plan, 2022 – 2028, and the applicant did not meet the requirements of Policy 5-11 of the Development Plan, which seeks to facilitate individual dwellings in the countryside outside of settlements, in accordance with NPF Policy NPO 19 for new Housing in the Open Countryside, consistent with Section 5.5.1, and Table 5.2: 'Rural Housing Technical Principles for Applicants'. The proposed development would therefore be contrary to Policy 5-11 of the Tipperary County Development Plan, 2022 – 2028 and would be contrary to the proper planning and sustainable development of the area.
2. The Board considered that the mobile home, proposed to be retained as a permanent home, would be inconsistent with the character of the area, in terms of design, would set an inappropriate precedent for other such development in the area, and would be inconsistent with the Design Guidance for rural houses in Appendix 4 of the Tipperary County Development Plan, 2022 – 2028, which provides guidance on scale, form, materials, roof

chimneys and windows/doors in the design of rural houses in the countryside. Furthermore, the Board considered the floor area of the mobile home, proposed to be retained as a permanent dwelling house (28 sq. metres) to be inadequate, contrary to the minimum floor area of 70 sq. metres advised in the DoEHLG Guidelines 'Quality Housing for Sustainable Communities (2007). The Board considered that the development proposed to be retained, would form a discordant feature on the landscape at this location, would seriously injure the visual amenities of the area, would militate against the preservation of the rural environment, would set an undesirable precedent for other such located development in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

Board Member


MaryRose McGovern

Date: 17/12/2024