



An
Coimisiún
Pleanála

Direction
CD-021634-25
ACP-323658-25

The submissions on this file and the Inspector's report were considered at a meeting held on 30/12/2025.

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

Planning

Commissioner:

Date: 31/12/2025



Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the policies of the Tipperary County Development Plan 2022-2028, in relation to rural housing need, it is considered that as the applicant previously owned an existing dwelling in the designated open countryside of county Tipperary, which was adjacent to the appeal site, a rural housing need has not been demonstrated under Development Plan Policy 5-11. The development proposed to be retained leads to demand for the uneconomic provision of further public services in an area where these are not proposed and interferes with the rural character of the area. The development proposed to be retained therefore materially contravenes the Policy as set out in the development plan and if permitted would be contrary to the proper planning and sustainable development of the area.

2. Having regard to Policy 5-12 of the Tipperary County Development Plan 2022-2028 in relation to ribbon development, it is considered that the development proposed to be retained, which includes a domestic vehicular entrance onto the local road with more than five existing houses within a continuous 250 metres section of the road, constitutes undesirable ribbon development in an area outside lands zoned for residential development which results in numerous accesses onto rural roads and extends urban influence. Given the context of the application, the extension of the existing ribbon development cannot be facilitated in this instance and to permit the development would, therefore, be contrary to Policy 5-12 of the development plan and Section 2.4 of the accompanying Rural Housing Design Guide, Appendix 4, Volume 3.

3. Having regard to the location of the development proposed to be retained, the design and nature of the structure, its use as a permanent place of residence, the poor aesthetic value of the structure and the likelihood of it deteriorating over time by reason of the materials used in its construction, and the prevailing pattern of development in the area, it is considered that the development proposed to be retained would form a haphazard and substandard form of residential accommodation, would fail to comply with the 'Development and Design Standards' for residential structures, as set out in Appendix 4, Rural Design Guide, of the Tipperary County Development Plan 2022-2028, by reason of the overall design and construction of this structure, and would set an undesirable precedent for similar type proposals in the area. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

While the Board noted the views of the Inspector regarding the design of the dwelling proposed for retention, the Board shared the view of the planning authority that the design does not conform to the Rural Design Guidelines of the Tipperary County Development Plan, 2022-2028, (Vol 3 Appendix 4) would be substandard, would negatively impact on the amenity of this rural area and would set an undesirable precedent for similar type proposals.