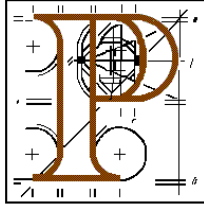


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0534

An Bord Pleanála Reference Number: PL 06D.245713

APPEAL by Catherine Roe and James Loughlin of Xanidhu, Ballybetagh Road, Glencullen, Dublin against the decision made on the 15th day of October, 2015 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a single-storey house and shed, relocation of entrance gateway, installation of a proprietary wastewater treatment system and a domestic water well and carrying out of site works associated with these at site adjacent to junction of Red House Road and Ballyedmonduff Road, Glencullen, Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. It is an objective of the planning authority as set out in the Dún Laoghaire-Rathdown County Council County Development Plan 2010 - 2016 to protect and encourage the enjoyment of views and prospects of special amenity value or special interest. The views from Ballyedmonduff Road are designated for protection in the said plan. The proposed development, because of its scale and prominence in the landscape, loss of existing roadside boundary and the proposed access road, would be visually prominent in views from Ballyedmonduff Road, would not integrate with the landscape and would, therefore, materially contravene an objective set out in the development plan and be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located in an area designated as a rural area under strong urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of Environment, Heritage and Local Government in 2005 and zoned G 'to protect and improve high amenity areas' in the Dún Laoghaire-Rathdown County Council County Development Plan 2010 to 2016. National and local policy seeks to restrict housing in unserviced rural areas to applicants who have demonstrated a genuine need to live in such areas. Having regard to the lack of information regarding the full extent of the agricultural holding, including a map showing all plots and associated details in respect of the farm's full planning history, the Board is not satisfied that the applicant has demonstrated a rural housing need in respect of the subject site. The development proposed on the subject site would consolidate a pattern of urban sprawl and would lead to demands for the uneconomic provision of public services in an unserviced rural area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.