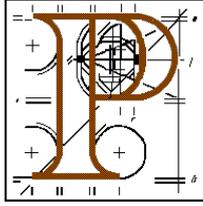


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0533

An Bord Pleanála Reference Number: PL 06D.245721

APPEAL by Niamh O'Flanagan care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 14th day of October, 2015 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Development consisting of a new single storey dwellinghouse, new septic tank and percolation area and all associated landscaping and siteworks. The proposed new dwelling will share an existing vehicular entrance for access to the public roadway at Glenciuin, Barnaslingan Lane, Kilternan, 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

Having regard to:

- the site's location in an area of open countryside which corresponds to the rural area type "Area under Strong Urban Influence" in the Sustainable Rural Housing Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government in April 2005) wherein it is policy to distinguish between rural-generated housing need and urban-generated housing need,
- to the provisions of Policy RES16: Management of One-Off Housing which seeks, inter alia, to:
 - restrict the spread of one-off housing into the rural countryside and to accommodate local growth into identified small villages subject to the availability of necessary services;
 - give consideration to a grant of planning permission where applicants with strong links to the area through existing close family ties seeking to develop their first family home on existing 'family farm holdings', and to
 - Objective 'B' which seeks, inter alia, to 'improve rural amenity and to provide for development of agriculture',
- to the Rural Housing provisions as set out under 16.3.5 of the Dún Laoghaire Rathdown County Development Plan 2010-2016 including, in particular, the provisions in respect of road frontage, where minimum road frontage length should, for individual new houses be at least 60 metres in order to preserve the rural or high amenity quality of the area;
- to the nature of the proposed development which entails the subdivision of a small rural house site that does not form part of a farm holding, and
- to the documentation submitted in support of the application,

it is considered that the proposed development would be contrary to the Ministerial Guidelines as the applicant does not come within the scope of the housing need criteria for a house in this rural location, would be contrary to the provisions of Policy RES16 of the Dún Laoghaire Rathdown County Development Plan 2010-2016, would be contrary to the provisions set out in section 16.3.5(ii) of the Plan in respect of road frontage, and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The proposed development 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.