

## **Board Order PL 26.248596**

Planning and Development Acts 2000 to 2017

**Planning Authority: Wexford County Council** 

Planning Register Reference Number: 20170303

**Appeal** by Colm Mac Con Iomaire and others care of Ian Doyle of 16 Rose Park, Old Hospital Road, Wexford Town, County Wexford against the decision made on the 3<sup>rd</sup> day of May, 2017 by Wexford County Council to grant subject to conditions a permission to Lee and Denise Doyle care of Seamus O'Hagan of Court, Monamolin, Gorey, County Wexford:

**Proposed Development:** Construction of a fully serviced two-storey dwellinghouse with detached domestic garage and associated site works at Cloghnamallaght, Monamolin, Gorey, County Wexford.

## Decision

REFUSE permission for the above proposed development in accordance with 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. Having regard to the provisions of the "Sustainable Rural Housing Guidelines for Planning Authorities", issued by the Department of the Environment, Heritage and Local Government in April 2005, which seek to distinguish between urban-generated housing need and rural-generated housing need, and having regard to the lack of demonstrable social connections of the applicants to this particular rural location in which it is proposed to build, and having regard to the lack of functional need on the part of the applicants, by reason of the nature and location of their employment, to live in the rural countryside, it is considered that the proposed development would represent urban-generated housing in the open countryside, 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 Guidelines and contrary to the proper planning and sustainable development of the area.
- 2. Having regard to the location of the proposed development in the middle of an agricultural field, along an attractive rural road, and having regard to the pattern of development in the vicinity, it is considered that the proposed development, by reason of its bulk, mass, height and design, would be visually obtrusive and out of character with the area, and would form a discordant and obtrusive feature at this location which would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would not align with the principles set out in the Ministerial Guidelines, which advise, inter alia, that rural generated housing needs should be accommodated where they arise but that urban-generated housing should be more appropriately accommodated in existing settlements (including villages and towns), and in areas identified for new urban development. The Board did not agree with the Inspector, based on the documentation submitted, that the applicants in this instance had demonstrated a rural-generated housing need to live at this location, and concurred with the views put forward by the appellants in this regard that the development would be urban generated. Furthermore, the Board was satisfied that the design of the proposed dwelling, by reason of its bulk, mass, height and design, would not be appropriate at this location.

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

Dated this day of 2017

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