



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0689

APPEAL by Lisa Doyle and Óisín Blanchfield of The Wood, Ballyedmonduff Road, Sandyford, Dublin against the decision made on the 3rd day of September, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Construction of a detached dwelling which will comprise of: (a) construction of single and part two-storey. The ground floor plan (140 square metres) consists of four number bedrooms, the first floor (88 square metres) consists of a study, wc, open plan kitchen/dining, living room with a separate utility room. (b) an extension of the existing driveway, (c) a packaged wastewater treatment system and polishing filter, and (d) all associated ancillary works and landscaping. The total overall floor area will be 228 square metres on an overall site area of 0.3035 hectares at The Wood, Ballyedmonduff Road, Sandyford, Dublin.

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

Having regard to the location of the site within an “Area Under Strong Urban Influence” as identified in the ‘Sustainable Rural Housing, Guidelines for Planning Authorities’ issued by the Department of the Environment, Heritage and Local Government in April 2005, on lands zoned as ‘B’ with the stated land use zoning objective ‘To protect and improve rural amenity and to provide for the development of agriculture’, where housing is restricted to persons demonstrating a genuine rural-generated need in accordance with the current Dún Laoghaire-Rathdown County Development Plan, and to Objective 19 of the National Planning Framework in relation to rural housing, the Board is not satisfied that the applicant has demonstrated a genuine rural housing need as set out in the Guidelines or the development plan for a house at this location. The proposed development would therefore materially contravene Objective B of the development plan. Furthermore, in the absence of any identified locally based need for the house, the proposed development would consolidate a pattern of urban sprawl and lead to demands for the uneconomic provision of public services in an unserved rural area and 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, agreed with the planning authority that the proposed development would materially contravene the objectives of the development plan.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.