



Planning and Development Acts 2000 to 2019

Planning Authority: Carlow County Council

Planning Register Reference Number: 19/493

APPEAL by David and Ann May care of Eric Osborne Architect of Rathanna, Borris, County Carlow against the decision made on the 18th day of February, 2020 by Carlow County Council to refuse permission for the proposed development.

Proposed Development: The erection of a two-storey dwelling house, private well, onsite wastewater treatment system, percolation area and all associated site and landscaping works at Browneshill, Kernanstown, Carlow, County Carlow.

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:
 - (a) the zoning objective for the area which provides for the conservation of the special character of the Demesne Landscapes,
 - (b) the fact that residential developments are not acceptable under the zoning objective,
 - (c) the excessive level of existing linear developments in the immediate vicinity of the site, and
 - (d) the loss of agricultural land and erosion of the rural character of the area as a result of the proposed development in cumulation with existing and proposed developments in the area,

it is considered that the proposed development would materially contravene the zoning objective for the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, which would be located in an unserved rural area on the outskirts of Carlow Town, would constitute random residential development in a rural area that is under strong development pressure, and which already has an excessive density of housing development. It is the policy of the planning authority, as set out in the Carlow Town Environs Local Area Plan 2012-2018, to channel housing into suitably zoned land in areas where the appropriate social, community and physical infrastructure either exists or is planned, and to restrict development in rural areas designated as Demesne Landscapes. It is considered that the proposed development would exacerbate the haphazard and unplanned form of development in this rural area, would intensify urban sprawl on the road, would exacerbate ribbon development, would militate against the preservation of the rural environment and would set an undesirable precedent for further such development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

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

Dated this day of 2020.