

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

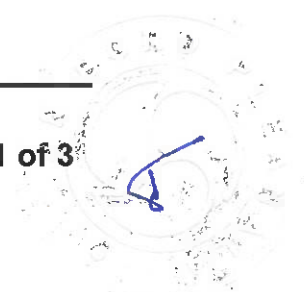
Planning Register Reference Number: SD20A/0245

APPEAL by John Kenny and Alienor Conlon Kenny of Meadowvale, Athgoe North, Newcastle, County Dublin against the decision made on the 19th day of November, 2020 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Construction of a proposed new five bedroom dormer bungalow dwelling house with pitched roof over, a new foul sewer treatment system and percolation area and a widening of the existing driveway and entrance from the public road at Athgoe North, Newcastle, County 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 zoned RU in the current County Development Plan where policy Objective H22 restricts new or replacement dwellings on the basis of a genuine rural generated housing need and evidence of exceptional circumstances and, 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, Objective RPO 4.80 of the Eastern and Midland Regional Spatial and Economic Strategy and National Policy Objective 19 of the National Planning Framework, which seek to manage the growth of areas that are under strong urban influence to avoid overdevelopment and to ensure that the provision of single housing in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area, it is considered that the applicants have not demonstrated exceptional circumstances which would justify the grant of planning permission for a dwelling at this rural location as required by Policy H22 Objective 1 of the South Dublin County Development Plan 2016-2022 and, therefore, would not be in accordance with the National Policy Objective 19 or Regional Spatial and Economic Strategy Objective RPO 4.80. The proposed development, in the absence of a demonstrable economic or social need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the



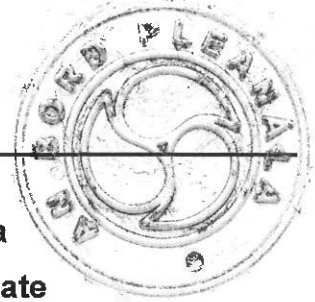
efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

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Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this *8th* day of *June*, 2021.