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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F21A/0024**

**APPEAL** by Charlie and Carole Moore care of Downey Planning, Chartered Town Planners of 1 Westland Square, Pearse Street, Dublin against the decision made on the 12<sup>th</sup> day of March, 2021 by Fingal County Council to refuse permission.

**Proposed Development:** The construction of one number detached, single-storey four-bedroom dwelling, a single storey detached garage, new vehicular entrance and driveway from Public Road (L5175) and on-site waste water treatment system, landscaping, boundary treatment along with all associated ancillary site development and engineering works necessary to facilitate the development on lands at The Matt, Ring Commons, County Dublin.

**Decision**

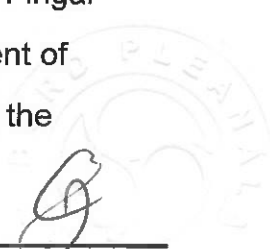
**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## **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 Under Strong Urban Influence” as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, and having regard to the location of the site in an area where housing is restricted to persons demonstrating need in accordance with Objective RF39 and Table RF03 of the Fingal Development Plan 2017-2023, it is considered that, based on the applicant’s current place of residence beside the subject site, there is no demonstrable need for an additional dwelling at this location in a rural area. It is not considered the proposal comes within the scope of the housing need criteria as set out in the National Planning Policy, Guidelines or the Development Plan for a house at this location. Having regard to the applicant’s current place of residence the proposed development would be contrary to Objective RF39 of the Fingal Development Plan 2017-2023, would contribute to the encroachment of excessive 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.



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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this <sup>th</sup> 28 day of JUNE 2021

