



An
Bord
Pleanála

Board Order
ABP-311956-21

Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21A/0237

APPEAL by John Kenny and Alienor Conlon Kenny of Meadowdale, Athgoe North, Newcastle, County Dublin against the decision made on the 21st day of October, 2021 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: A proposed five bedroom, dormer bungalow dwelling house with pitched roof over. A new foul sewer treatment system and percolation area. 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.

Reasons and Considerations

Having regard to the location of the site within an area zoned 'RU' in the current South Dublin County Development Plan 2022-2028, where Policy H18 restricts new or replacement dwellings on the basis of a genuine rural generated 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 (2018) 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 that would justify the grant of planning permission for a dwelling at this rural location as required by Policy H18 Objective 1 of the South Dublin County Development Plan 2022-2028 and, therefore, would not be in accordance with the National Policy Objective 19 or Regional Spatial and Economic Strategy 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.


Chris McGarry

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

Dated this 1st day of  2022.