



An
Bord
Pleanála

Board Order ABP-313660-22

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 22/298

Appeal by Alma Hickey care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 9th day of May, 2022 by Kildare County Council to refuse permission to Alma Hickey.

Proposed Development: Erection of a single storey dwelling containing three bedrooms, a combined kitchen/living/dining room, snug, play room, home office, as well as ancillary bathroom, utility and hallway accommodation, domestic proprietary waste water treatment system and polishing filter, a well for a potable water supply, a new site entrance from the existing private laneway and all site works including a driveway, entrance gates and site landscaping, all at Ballybarney, Narraghmore, County Kildare.

Decision

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

Reasons and Considerations

1. The development is located on lands identified as 'Zone 1 - Areas under Strong Urban Influence' in the Kildare County Development Plan, 2023-2029 where the provision of single housing in the countryside is based on the core considerations of demonstrable 'economic or social' need to live in a rural area and build their home, and siting, environmental and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements and the provision and availability of serviced sites in these areas.

On the basis of the submissions made in connection with the planning application and the appeal, including the applicant's current housing circumstances, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area or that the housing need of the applicant could not be met elsewhere in a town or rural settlement. The proposed development would constitute urban generated rural housing and would, therefore, be contrary to Objective HO O46 of the Kildare County Development Plan, 2023-2029 and to the provisions of the "Sustainable Rural Housing Guidelines for Planning Authorities". The proposed development, in the absence of any identified locally based 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 and to the proper planning and sustainable development of the area.

2. Policy HO P15 of the Kildare County Development Plan 2023-2029 seeks to preserve and protect the open character of transitional lands particularly the approach roads to towns and villages and areas immediately outside of settlement boundaries in order to prevent linear sprawl near towns, villages and settlements and to maintain a clear demarcation and distinction between urban areas and the countryside and to protect the integrity of the agricultural uses in these areas.

The proposed development, taken in conjunction with existing development in the rural area outside of the development boundary of Narraghmore, would result in the extension of suburban sprawl into an unserviced and unzoned rural area that is under strong development pressure, and which already has an excessive density of housing development. The proposed development would militate against the preservation of the rural environment and would represent an undesirable precedent for further such development in the area. The proposed development would contravene the provisions of Policy HO P15 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this 11th day of September 2023.

