



An  
Bord  
Pleanála

**Board Order**  
**ABP-320059-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 2490**

**APPEAL** by Sean Meehan, Woodinstown, Cahir, County Tipperary against the decision made on the 11<sup>th</sup> day of June 2024 by Tipperary County Council to refuse permission.

**Proposed Development:** Permission for retention for development of land namely:- (1) a mobile home (presently cladded in timber as to appear as a log cabin), (2) two outbuildings and the use of same as a domestic storage, (3) a septic tank and percolation area, entrance and driveway plus all associated site works. Planning permission for a new external cladding with plaster finish to the mobile home, at Woodinstown, Cahir, County Tipperary.

## Decision

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

## Reasons and Considerations

1. The Board considered that the applicant has failed to satisfy the definition of 'Economic' and 'Social' need in the context of rural housing policy, as set out in Table 5.3 of the Tipperary County Development Plan, 2022-2028, and did not meet the requirements of Policy 5-11 of the development plan, which seeks to facilitate individual dwellings in the countryside outside of settlements, in accordance with National Planning Framework Policy NPO 19 for new Housing in the Open Countryside, consistent with Section 5.5.1, and Table 5.2: 'Rural Housing Technical Principles for Applicants'. The proposed development would, therefore, be contrary to Policy 5-11 of the Tipperary County Development Plan, 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

2. The Board considered that the mobile home, proposed to be retained as a permanent home, would be inconsistent with the character of the area, in terms of design, would set an inappropriate precedent for other such development in the area, and would be inconsistent with the Design Guidance for rural houses in Appendix 4 of the Tipperary County Development Plan 2022-2028, which provides guidance on scale, form, materials, roof chimneys and windows/doors in the design of rural houses in the countryside.

Furthermore, the Board considered the floor area of the mobile home, proposed to be retained as a permanent dwelling house (28 square metres) to be inadequate, contrary to the minimum floor area of 70 square metres advised in the DoEHLG Guidelines 'Quality Housing for Sustainable Communities (2007). The Board considered that the development proposed to be retained would form a discordant feature on the landscape at this location, would seriously injure the visual amenities of the area, would militate against the preservation of the rural environment, would set an undesirable precedent for other such located development in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mary Rose McGovern**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this 18 day of December 2024.**