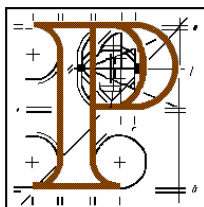


An Bord Pleanála



Inspector's Report

Development: Bungalow, Garage, Effluent treatment System and All Ancillary site works at Barberstown Upper, Maynooth, Co. Kildare.

Planning Application

Planning Authority:	Kildare County Council
Planning Authority Reg.	15/815
Applicant:	Michael Gerathy Junior
Type of Application:	Permission
Planning Authority Decision:	Grant Permission with Conditions

Planning Appeal

Appellant(s):	Noel Forester
Type of Appeal:	Third Party Vs Decision
Observers:	Grainne Forster

Date of Site Inspection: 03/05/2016

1.0 SITE LOCATION AND DESCRIPTION

- 1.1 The site is located in an unserviced rural area to the south of Maynooth, Co. Kildare. It is accessed via a local road off the R406 Barberstown to Straffan road. This is an area of significant development pressure due to its proximity to the settlements of Straffan, Maynooth and Celbridge and to its accessibility to Dublin via the M4. The site is at the western edge of a concentration of houses associated with the nearby junction of the R406 just off Barberstown Cross Roads and the local road serving the site. There are 3 no. houses to the east, between the site and the R406 junction and on the opposite side of the road north of the subject site, is the family home.
- 1.2 The site area is significant 0.59Ha site, which forms part a larger landholding (9.3h) which is in co-ownership with the applicant's brother. The landholding has a series of tracks going throughout it and a large opening onto the R406 to the east of the site (according to planning file there were enforcement proceedings regarding the landholding). I was unable to establish the use of the larger landholding which had prefabs located alongside the roadside boundary and there appeared to be excavation works within the landholding.
- 1.3 To the east there is a 'site for sale' sign along the roadside and within the landholding there are stables. The site is level with open boundaries to the south and west, and a hedgerow along the northern roadside boundary.

2.0 PROPOSED DEVELOPMENT

- 2.1 The proposed development includes for a bungalow, detached garage, effluent treatment plant and all ancillary site works.

3.0 SUBMISSIONS RECIEVED

There were 4 No. third party submissions received during the statutory period, 3No. supporting the proposal and 1No. objecting to it.

The Department or Arts, Heritage and Gaeltacht stated the proposed development is immediate proximity to a prehistoric cist burial ground near the edge of the sand pit (KD010-020). Conditions recommended.

4.0 TECHNICAL REPORTS

The internal reports form Area Engineer, Environment, Transportation, Water Services, etc had no objection to the proposal.

Planning Report (1)

- **Local Need** Permission refused under 14/640. Under the previous application there were concerns that Michael Geraghty was the same Michael Geraghty granted planning permission for a dwelling under 04/1546. However it was clarified there is a junior and senior. Reference 04/1456 was Michael Geraghty Snr. And not Jnr. Current application includes extensive detail
- **Siting and Design** The gross floor area of the bungalow is 236.19sq.m., 6.6m ridge height, with a setback from the road of 45metres.
- **Sterilisation** The subject site is located outside of lands sterilised under previous permissions on the landholding
- **Development Pressure** Adjoining site to the east recently refuse don appeal by the Board
- **Other Issues** The portacabins on the site are not addressed.

Planning Report (2)

Following receipt of further information it was stated, the proposal is unlikely to have an undue visual impact. The revised house design is more vernacular. A planning report detailed densities of rural area in the locality with higher densities identified elsewhere. The development is not ribbon development as it located in a rural area. The planning history is a major consideration, and the proposal still does not comply with policies RH5 and RH11. A REFUSAL is recommended.

The recommendation to refuse was overruled by a more senior planner.

5.0 FURTHER INFORMATION

Items requested include a visual impact assessment, and photomontages, the roof height is to be reduced to under 6metres, intentions for the remainder of the landholding, and the use of the portacabins.

There was a comprehensive response received on 8th of December 2015. It included a detailed visual impact report, planning policy report, and the portacabins are been used for storage purposes

6.0 PLANNING AUTHORITY'S DECISION

Kildare County council granted planning permission for the proposed dwelling subject to 30No. conditions, which appear to be standard rural housing conditions.

7.0 APPEAL GROUNDS

This is a third party appeal brought by Noel Forester against the planning authority's decision to grant permission for the proposed bungalow. The following is a summary of the appeal.

7.1 *Initial Commentary*

The Planner's recommendation was overturned by the Senior Executive Planner. It was recommended that permission be refused for the development based on policy RH5 of the development plan regarding siting and design considerations and capacity of the landscape to absorb further development. Policy RH11 which seeks to control the level of piecemeal and haphazard development in rural areas close to Maynooth and Straffan.

7.2 *Grounds of Appeal*

There is a proliferation of wastewater treatment plants in an area at high risk from waste water pollution.

The site is located in an Area of strong Urban Influence, and Policy R11 seeks to control the level of piecemeal development. The development would contribute to the encroachment of random rural development in the area and the inefficient provision of public services and infrastructure.

Having regard to the planning history in the vicinity of the site, the emerging pattern of random rural housing, the proposed development would result in a suburbanisation of the area which is under significant development pressure, exacerbate linear development in the area, and would contravene the provisions of Policies RH5 and RH11

8.1 OBSERVATIONS

Mr. Geraghty has already been granted planning permission for a dwelling house directly opposite the subject site, reg. no.04/1546, and he is distinguished from her father Michael Snr on the file. Signature match previous planning application signatures.

Mr. Geraghty's land holding is a disused sand pit which has been backfilled, and there is very little soakage. He has no connections with the rural area.

9.0 RESPONSES

9.1 *Planning Authority*

It has no further comment to make

9.2 **Applicant**

The proposed development is an example of rural, not urban generated housing. Members of the local community must abide by strict planning criteria in order to be granted planning permission for a dwelling. The following is a summary of the responses:

- The proposal does not represent ribbon development as there are only 3No. additional houses along the roadway.
- Careful attention was given to the siting and design considerations. The development is orderly. There has been very few planning permission granted in the area over the past ten years due to a slowdown in the building industry and people emigrating.
- There are only a handful of dwellings over a landholding of 26acres. There is in excess of 300metres of road frontage without development. The landholding is sparsely occupied compared to other areas in the locality.
- **The arguments made regarding policy RH5 are not relevant to the current proposal.**
- In terms of Policy RH11, the landholding is not located on the edge of a town or village. The site is 1.8km from Straffan and 5km from Maynooth.
- There is an adequate supply of ESB network in the area to serve further development. The development does not hinder public transport.
- The site is located on a landholding of 23acres with no other existing waste water treatment plants.
- The development meets with the local needs criteria
- The three points central to the appellant's argument relating to Policy RH5 are not relevant to the application. It is not ribbon development, haphazard development or overdevelopment.
- **Regarding Policy RH11**
- The landholding is not on an edge of town or village. The site is 1.8km from Straffan village and approximately 5km from Maynooth. There is ample infrastructure in the area in 2006 there was significant improvements in the infrastructure prior to the Ryder Cup.
- **Appellants Grounds**
- There is no issue with the wastewater the site is located within a landholding of 23acres with no other wastewater treatment plants
- The development supports the development plan RH4 local needs policy

- The bungalow does not contribute to random rural development and its is in line with policy RH16.
- The Senior Planner state sit complies with the development plan.
- There is no objections from Roads or Environment Section
- **Conclusion**
- The Board is asked to refer to case PL09.241689, which is similar to the current proposal.

10.0 PLANNING HISTORY

There is a prolonged planning history associated with the subject site, and the neighbouring site to the east owned by the appellant, Noel Forster.

10.1 **PL09.RL2170** This relates to subject lands owned by the applicant and his brother, extending as far as the R406 to the south. There was an enforcement history relating to the alleged unauthorised dumping of builders rubble and household waste in this area. Kildare Co. Co. refused to issue a Section 5 declaration of exemption in relation to land reclamation works at the site, ref. ED80 and initiated unauthorised development proceedings under **UD3416**. The Board concluded that the land reclamation works in question constituted a material change of use, constituted development and that the land is not used only for the purpose of agriculture or forestry.

10.2 **14/640**

10.2 **13/685**

Permission sought by Graham Geraghty for a dormer bungalow, garage and effluent treatment system at the site. The application was withdrawn.

10.3 **13/684**

Michael & Ashling Geraghty were refused planning permission for a two storey dwelling, a separate garage, effluent treatment and percolation area. It was refused because it (1) it is contrary to RH5 of the CDP 2011 in terms of location and design, (2) The applicants had not demonstrated compliance with rural housing policy and (3) would be contrary to Policy RR1 of the CDP as access should be from a non-Regional road.

10.4 **12/477**

Michael & Ashling Geraghty were refused planning permission for a two storey dwelling, a standalone granny flat a separate garage, effluent treatment and percolation area, the removal of Condition No. 15 of permission 89/5999, condition No. 12 of 91/738 and condition no. 16 of 93/346 relating to the deed of sterilisation of lands. It was refused because it (1) it is contrary to RH5 of the CDP 2011 in terms of location and design, (2) The applicants had not

demonstrated compliance with rural housing policy and (3) the site is sterilised and 94) non-compliance regarding family flat.

10.5 **ED 134**

Michael and Patrica Geraghty sought whether the reclamation of derelict lands to keep horses required planning permission. There was on-going enforcement issues regarding the disposal of waste on the lands.

* * * * *

The adjoining site to the east:

10.6 **02/1483**

Permission was refused to Noel Forster on the contiguous site to the east, to construct a dwelling and percolation area at the site for 3 no. reasons relating to haphazard pattern of development, visual obtrusion, unsustainable development in an unserviced rural area, excessive density of development in a rural area.

10.7 **03/435**

Permission refused to Noel Forster on the contiguous site to the east, for a bungalow and wastewater treatment unit at the site for similar reasons to 02/1483.

10.8 **03/1617**

Permission refused to Noel Farrelly for a house and wastewater treatment system on this site.

10.9 **03/1639 PL09.209827**

Relating to part of the development site (0.2 ha). Permission sought by Noel Forster to construct a 2 bed bungalow (65.8 m²) with septic tank wastewater treatment. The PA granted permission subject conditions.

The decision was appealed by a third party. The Board decided to refuse permission for the following reason:

Having regard to the proliferation of wastewater treatment systems in the area, the filled nature of the ground on site, the widely varying soil test results submitted and the inadequate separation distances between the proposed wastewater treatment system and the proposed house, other treatment systems in the vicinity and the spring well on adjoining property, the proposed development would be prejudicial to public health and present an unacceptable risk of pollution. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board Order stated:

The Board did not agree with reasons for refusal nos. 1 and 2 given by the Inspector as it accepted that the applicants housing need complied with the criteria in the Development Plan and the Rural Housing Guidelines.

10.10 05/1870

Permission sought by Noel Forster for a bungalow and wastewater treatment unit at the site. The application was withdrawn.

11.0 PLANNING POLICY

11.1 DoEHLG Sustainable Rural Housing Guidelines for Planning Authorities (2005)

The subject site is located within an area under strong urban influence as indicated in Map 1 of the National Spatial Strategy 2002-2020. The rural housing guidelines aim to manage pressure for overspill development from urban areas in rural areas closest to the main cities and towns. They distinguish between development needed to sustain rural communities and urban generated development which should be directed to areas zoned for new housing development in cities, towns and villages. Balanced assessments are to be made regarding the circumstances and merits of each application. Section 3.2.3 of the Guidelines deals with the definition of 'rural generated housing'. Suggested examples of rural generated housing need include persons who are an intrinsic part of the rural community, who have spent substantial periods of their lives living in rural areas and persons working full time or part time in rural areas.

The assessment of individual sites will be subject to normal siting and design considerations. New development is to be guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities. The guidelines recommend against the creation of ribbon development for a variety of reasons relating to road safety, future demands for the provision of public infrastructure as well as visual impacts. Ribbon development is described as:

"... a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage."

The following matters are to be taken into consideration for individual proposals:

- The type of rural area and the circumstances of the applicant;
- The degree to which the proposal might be considered infill development,

- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development.

11.2 Kildare County Development Plan 2011-2017

Map 4.1 of the plan identifies 2 no. rural housing zones based on landscape sensitivity and population density. The subject site is located in the most robust area comprising the most populated areas in the mid/north east of the county, identified as *Rural Housing Policy Zone 1*, the more populated areas with higher levels of environmental / landscape sensitivity and significant development pressure. Table 4.3 of the plan sets out local need criteria for each zone. According to rural housing policy RH4, applicants must demonstrate that they comply with one of the categories outlined in Table 4.3

- 11.3 **Policy RH5** requires that applicants must comply with normal siting and design considerations including:

The capacity of the area to absorb further development. In particular, the following factors will be examined; the extent of existing ribbon development in the area, the degree of existing haphazard or piecemeal development in the area and the degree of development on a single original landholding.

- 11.4 **Policy RH11** seeks:

To control the level of piecemeal and haphazard development of rural areas close to urban centres and settlements having regard to potential impacts on:

- *The orderly and efficient development of newly developing areas on the edges of towns and villages;*
- *The future provision of infrastructure such as roads and electricity lines; and*
- *The potential to undermine the viability of urban public transport due to low density development.*

- 11.6 Chapter 16 of the plan provides design guidelines for rural housing.

12.0 ASSESSMENT

- 12.1 I intend examining the appeal under the following headings:

- Development Plan Policies
- Planning Histories
- Siting and Design
- Access
- Treatment System

(f) Archaeology

12.2 Development Plan Policies

The relevant Rural Housing policies are included in Chapter 4 of the **Kildare County Development Plan 2011-2017**, which are appended to this report. The planning application includes a huge volume of material demonstrating the applicant's compliance with the local needs policy in the development plan. The site is located in an *Area under Urban Pressure* as indicated by the **Sustainable Rural Housing Guidelines**. The applicant has demonstrated that he complies with Table 4.3 Schedules of Local Needs, Item 2 which is:

Persons who have grown up or spent substantial period of their lives (12years) living in the area, as members of the rural community, seeking to build on family landholding or on a site within 5km of the family home, and currently living in the area.

The Board should note the applicant was refused planning permission recently (14/460) in the area on the basis that he did not meet with the local needs criteria of the development plan. In fact, it was clarified in the application submission that it was the applicant's father, Mr. Geraghty Snr, that obtained planning permission (04/1456) in 2004 for the family home which is located on the opposite (north) of the subject site in Barberstown Upper, Maynooth, Co. Kildare. The occupancy condition attached to the 2004 permission stated Michael Geraghty only with no Senior or Junior indicated, therefore there has been ongoing confusion regarding both applicants. The same concern resulted in the applicant been refused planning permission for similar reasons under planning reference 13/684. The substantial information submitted with the planning application and appeal indicates Michael Gerathy Junior is a genuine applicant, and separate to his father. According to the applicant's covering letter with the planning application, this is the applicant's fourth planning application in four years.

- 12.3 The 23acres on which the site is located, is jointly owned by the applicant, Michael Geraghty Junior and his brother, Declan Gerathy of Hill Cottage, Newtownmacabe, Maynooth. The applicant lives at the family home done for over twelve years, there is documentation to demonstrate this. He has submitted birth cert, bank statement, drivers licence, etc. Therefore, unlike the previous planning applications, it is accepted the applicant has overcome the main reason for refusal under previous planning applications. The house across the road from the subject site is the family home.

12.4 Planning Histories

The planning history of the site location is detailed above in the report. The adjoining site to the east was recently refused planning permission by the Board for a dwellinghouse on 20th of January 2016 under reference PL09.242471, for four reasons:

1. *The subject site is location in an Area under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government (2005) and in Rural Housing Policy Zone 1, as set out in Map 4.1 of the Kildare County Development Plan 2011-2016, where housing is restricted to persons demonstrating local need in accordance with the provisions of rural housing policy RH4 of the Plan. It is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a rural house at this location. 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 this area and the inefficient provision of public services and infrastructure, would materially contravene the provisions of the Guidelines and of the Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.*
2. *Policy RH5 of the Kildare County Development Plan 2011 – 2017 seeks to ensure that development complies with normal siting and design considerations, including the capacity of the area to absorb further development. Policy RH11 of the Kildare County Development Plan 2011 – 2017 seeks to control the level of piecemeal and haphazard development of rural areas close to urban centres and settlements. Having regard to the planning history in the vicinity of this site, and the emerging pattern of random residential development in this area, the Board considers that the proposed development would contribute to an increasing pattern of suburbanisation in a rural area that is under significant development pressure, would constitute backland development that would be out of character with the existing pattern of rural development, would exacerbate an emerging linear pattern of development in this area, and would, therefore, contravene the provisions of Policies RH5 and RH11 of the Development Plan, and would be contrary to the proper planning and development of the area.*
3. *Having regard to the planning history of the site and in the vicinity, the nature of the fill material constituting the ground conditions on site, the variation in soil test results evident on planning history files on this site and in the vicinity, the proliferation of waste water treatment plants in the area and their proximity, the proximity of a well, and the identification of this area by the Environmental Protection Area as being at very high risk from domestic waste water pollution, it is considered that the proposed development would be prejudicial to public health and would give rise to a risk of environmental pollution. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.*
4. *Having regard to the nature, scale, height, massing and design of the proposed development, including the complex form and roof profile with multiple gable end projections, and the array of fenestration proposed, it is considered that the proposed development would fail to integrate appropriately with its physical surroundings, would contravene the provisions of the Rural Design Guidelines set out in the Kildare County Development Plan 2011 – 2017, and would, therefore contravene the provisions of Policy RH 5 of the Plan in these respects. The proposed development*

would, therefore, be contrary to the proper planning and sustainable development of the area.

12.5 There is a long protracted planning history associated with the subject lands, adjoining sites, which involves sterilisation agreements dating back to the early 1990s. According to the appeal file, the subject site is not included within the sterilised lands. The lands owned by the applicant and his brother, to the east west and south of the site, have been the subject of ongoing planning enforcement regarding alleged land reclamation and dumping of waste. I did notice on my inspection, the land holding resembles a wasteland with a large road opening to the east along the Regional Road. There are road tracts going through the landholding, it has an uneven surface, in addition to unauthorised portacabins at the entrance to the subject site. The lands are not used for agricultural purposes.

12.6 Within a short distance from the subject site there is the local road junction with the R406. Within this small area, there are 10 No. existing dwellings within a small nucleus. Most of these are to the north and east of the subject site with the exception of one, which located opposite the landholding to the north, and that is the family home. Within the small area contiguous to the subject site, there is a significant level of one-off housing. To the immediate east of the subject site is a landholding with stables and this has been the subject of a number of planning applications, including the recent appeal, PL09.245471. There have been a number of recent refusal associated with the entire landholding co-owned with the applicant's brother. An additional dwelling if permitted, will exacerbate the sporadic rural housing development at this location. In my opinion, the proposal, is haphazard and piecemeal development, and it does not comply with policy RH5

RH5: *It is Council policy to ensure RH 5: To ensure that, notwithstanding compliance with the local need criteria, applicants comply with all other normal siting and design considerations including the following:*

The capacity of the area to absorb further development. In particular, the following factors will be examined; the extent of existing ribbon development in the area, the degree of existing haphazard or piecemeal development in the area and the degree of development on a single original landholding.

The landholding was originally a quarry, then it was reclaimed, and now the family are applying for rural housing on it. The area already supports a proliferation of rural housing which is concentrated at the junction of the R406 where there is a large opening onto the Regional road from the landholding, behind a number of dwellings.

12.6 In the event the Board were to favourably consider this proposal it would create a highly undesirable precedent for further one off housing in the immediate vicinity given the planning history of the area. In addition it is my opinion that a favourable outcome would demonstrate an inconsistent approach to be taken by the Board to this location given the recent planning histories. The planning

authority has not provided clear guidance as to why previous refusals and the recommendation to refuse have been overruled in this instance, other than the applicant complies with the local needs policies, however this was not the sole issue the previous planning applications were refused, and the receiving environment and prevailing planning policy has remained constant.

12.7 The site is located in a rural area 1.8km from Straffan village, and the infrastructure in the area was upgraded extensively due to the Ryder Cup in 2006. The area is under severe development pressure which is obvious from the planning histories and the high level of development and one off housing within 500metres of the subject site. The applicant has not clarified the development intentions for the residual landholding. It may be the intention of the applicant's brother, co-owner of the landholding, to apply for planning permission for a dwelling on the subject lands or other family members. It is unclear what the landholding and site are currently been used for. According to information on the planning file, the entire landholding/ field was a former quarry and has now been reinstated, as aerial photographs will reveal. There is no indication of the filling used to reinstate the land. The further information stated the alleged unauthorised portacabins located on the subject site, are been used for storage purposes, yet there is no other information provided and the planning authority just dismissed this issue.

12.8 The applicant's planning consultant has attempted in a report to state that the location is not overpopulated with dwellings. I disagree with this opinion. I consider the cluster of dwelling around the junction with the R406 to be significant for a Regional Road and a busy junction. I believe the immediate vicinity of the site is at saturation point in terms of one off housing. The applicant has stated there have been very few houses granted in the area over the past ten years due to the dramatic slowdown of new builds in the general area and the high rates of emigration. That is an oversimplified statement to make given the planning history of the area over the past ten years, there has been a plethora of planning applications and most of them have been refused due to the level of development within the locality. The applicant states a number of times that this is a rural area, and not an edge of town/ village therefore a number of the policies cited in particular RH11, are not relevant to the proposal. Yet the pattern of development in the area cannot be described as rural/ agricultural, the immediate area to the east is more residential than rural. The site is only 1.8km from Straffan village, and is close to the village, therefore in my opinion Policy RH11 is applicable to the proposal.

12.7 Siting and Design

The planning authority had grave concerns over the visual impact of the proposed development which in my opinion, was greatly exaggerated by the request for further information. There is nothing scenic or rural about the site location, the site itself is a reclaimed quarry and currently resembles a form of unkempt land and I was unable to establish its current use or the relationship of the portacabins to the internal roads throughout the landholding. The planning authority requested a visual analysis of the site location and photomontages to include the

proposed development and a reduction of the proposed ridge height to 6metres with a vernacular design. Having regard to the variety of ridge heights, exterior specification and architectural styles of the neighbouring properties, I cannot justify the approach taken by the planning authority on this issue. Having regard to the revised submissions submitted as further information on 8th of December 2015, the proposed design, layout and landscaping proposals are acceptable.

12.8 Access

There is a continuous white line fronting the site. There is an existing field entrance into the site where the portacabins are positioned inside the roadside hedge. The sightlines are acceptable and the recessed entrance is acceptable.

12.9 Effluent Treatment

I did note from my inspection the site and the landholding is covered reeds or vegetation conducive to poor draining soils. According to the file the site is contained within a landholding that was former a quarry/ sandpit and has been filled over the preceding years. The Environment Section inspected the site, and I noted the trial holes and percolations test holes are still exposed on site. There was no objection to the proposed development subject to the installation of the proposed effluent treatment system and polishing filter and subject to prescribed conditions.

12.10 Archaeology

In the immediate proximity to the subject site there is a prehistoric cist burial located near the edge of the former sandpit (Recorded Monument KD010-020. The burial consisted of a small rectangular cist with a capstone and a floor of small flagstones. There are two archaeological conditions to be attached should permission be granted as per the submission dated 15th of October 2015.

13.0 RECOMMENDATION

The planning authority did not provide sufficient justification for granting planning permission for this one dwelling house having regard to the level of refusals in the immediate vicinity of the subject site and the level of existing dwellings houses to the east of the site including the houses on all sides of the junction of the local road with the R406. The proposed development should be refused for the following reasons and considerations.

REASONS AND CONSIDERATIONS

1. Policy RH5 of the Kildare County Development Plan 2011 – 2017 seeks to ensure that development complies with normal siting and design considerations,

including the capacity of the area to absorb further development. Policy RH11 of the Development Plan seeks to control the level of piecemeal and haphazard development of rural areas close to urban centres and settlements. Having regard to the planning history in the vicinity of this site, and the existing pattern of random residential development in this area, the Board considers that the proposed development would contribute to an increasing pattern of suburbanisation in a rural area that is under significant development pressure, would constitute further residential development that would be out of character with the existing pattern of rural development, would exacerbate an emerging linear pattern of development in this area, and would, therefore, contravene the provisions of Policies RH5 and RH11 of the Development Plan, and would be contrary to the proper planning and development of the area.

2. Taken in conjunction with existing housing in the area, it is considered that the proposed development would reinforce a pattern of undesirable haphazard piecemeal development, constituting an excessive density of housing development in this rural area adjacent extending the concentration of housing associated with the junction at the Regional Road R406, which would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Caryn Coogan

Planning Inspector

25/05/2016