



An
Bord
Pleanála

Board Direction
PL20.247493

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 3rd 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site of the proposed development is located in a rural area under urban influence (Category A - Urban Periphery) in the Roscommon County Development Plan 2014 – 2020, where policies restrict housing to specified categories of persons who can establish that they have a rural-generated housing need. Based on the documentation submitted with the applicant and appeal, it is considered that the applicants do not meet the criteria for a rural-generated house under the provisions of this Development Plan. The proposed development would, therefore, materially contravene objectives indicated in the Development Plan, and in particular sections 5.11 and policies 5.29 and 5.32, and would be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located in an area of housing pressure where there is a high density of almost continuous road frontage type development. The Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in

April, 2005 recommends against the creation of ribbon development. The proposed development, by reason of its location, would contribute to ribbon development as defined in these Guidelines and, by reason of its design, form, massing, orientation and design, and relationship to existing neighbouring properties, would erode the visual amenity of the area. The proposed development would, therefore, be contrary to the Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 6th March 2017

Philip Jones