



An
Bord
Pleanála

Board Direction
PL20.248872

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th January 2018.

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

Reasons and Considerations

1. It is considered that the proposed development which would involve the partial demolition of the existing dwellinghouse fronting onto Bawn Street which makes an important contribution to the Strokestown Architectural Conservation Area as designated in the Strokestown Local Area Plan 2104-2020 would be contrary to planning policy 3.2 and objective 6.16 of the Roscommon County Development Plan 2014-2020 which seek to prevent the demolition or partial demolition of any building or structure within the Architectural Conservation Area that contributes to its character, and promotes the maintenance and appropriate sustainable re-use of the existing building stock. The proposed development would not be in accordance with these provisions and would therefore be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development is not justified by the necessity for improved access to the rear of the building and would be contrary to the guidance in the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht, 2011, because it would detract from the quality, character and features of Bawn Street which is part of an Architectural Conservation Area.

Board Member

Date: 12th January 2018

Maria FitzGerald