



An
Bord
Pleanála

Board Direction
BD-000410-18
ABP-300562-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/06/2018.

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

Reasons and Considerations

1. The site of the proposed development is located in a rural area under urban influence (Category A - Urban Periphery) as identified in the Roscommon County Development Plan 2014 – 2020, wherein 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 application and appeal, it is considered that the applicants do not meet the criteria for a rural-generated house under the provisions of the Development Plan. The proposed development would, therefore, be contrary to Policies 5.29, 5.32 and the provisions of the Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located in an area identified as being under pressure for urban-generated housing and 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 2005 and Policy 5.35 of the

Roscommon County Development Plan 2014 – 2020 recommend against the creation of ribbon development. The proposed development, by reason of its location, would contribute to ribbon development as defined in the Guidelines and, by reason of its 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 Policy 5.35 of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Policy 5.50 of the Roscommon County Development Plan 2014-2020 requires new entrances to provide adequate visibility, in accordance with the standards set out in Section 9.38 of the Plan. Having regard to the location of the proposed vehicular entrance/egress to serve the house on the inside of a slight bend to the local road, it is considered that given the restricted sightlines to the west, by virtue of existing boundary treatment to a neighbouring property including a mature tree and hedgerows that the applicants do not have consent to maintain or remove, and where traffic turning movements generated by the development would interfere with the safety and free flow of traffic along the public road, the proposed development would endanger public safety by reason of traffic hazard and would be contrary to Policy 5.50 and the provisions of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 06/06/2018

Terry Ó Niadh