



An
Bord
Pleanála

Board Direction
BD-007323-21
ABP-308188-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/01/2021.

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, by reason of its seriously inadequate provision of private open space to serve the proposed occupants of the dwelling, would be an inappropriate form of development at this location and would represent significant overdevelopment of this constrained site. In addition the proposed development by reason of its scale, form and proximity to adjoining residential properties and the sub-division of an existing residential plot, including loss of private open space from an existing residential property, would result in overbearing impacts on adjoining properties, and would be out of character with development in the vicinity. The proposed development would, therefore, seriously injure the residential amenities of the area, and would be contrary to Policy 121 and Policy 125 and the land use zoning objectives pertaining to 'Existing Residential' sites listed under Section 6.1.1, and Section 8.3.10 of the Roscommon Town Local Area Plan 2014-2020 (as varied) and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/01/2021

Stephen Bohan