

An
Bord
Pleanála

Board Direction
BD-012191-23
ABP-312079-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2023.

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

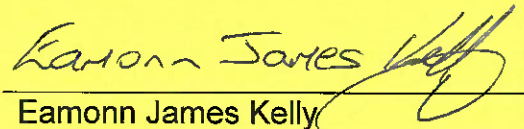
Reasons and Considerations

1. It is a policy of the current Roscommon County Development Plan 2022-2028 PPH 3.13 "to facilitate single houses in rural areas subject to appropriate siting and design criteria, including demonstration of adherence to the principles set out in the County Roscommon Rural Design Guidelines. In addition, in the case of proposals for single houses in defined Areas under Urban Influence, applicants will be required to demonstrate a social or economic link (as per Table 3.2) to the rural area in which they propose to build." Policy PPH 3.14 is a policy to "Direct urban generated housing in rural areas to the towns and villages (serviced and unserviced) in the county as set out in the Settlement Hierarchy in Table 2.3." These policies are considered reasonable. Having regard to the location of the site within an area identified as an area under urban pressure and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, the Board is not satisfied that the applicant has sufficiently demonstrated that they have a rural-generated housing need. As a result, the Board considers that the proposed

development would contribute to the further encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Roscommon County Development Plan 2022-2028 Development Management Standards and Roscommon Rural Housing Design Guidelines seek to ensure a high standard of design to complement the character of the landscape, and to contribute in a positive manner to the built heritage of the county. Having regard to its siting and design it is considered that the unauthorised development of a modular type dwelling with timber effect sheeting proposed for retention relates unsatisfactorily to the immediate area and represents an incongruous design and discordant materials within this rural area. If permitted, the proposal would establish an undesirable precedent for other similar development with a poor standard of amenity. The proposed development fails to meet the standards and guidelines of the Roscommon County Development Plan 2022-2028 and the Roscommon Rural Housing Design Guidelines would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Eamonn James Kelly

Date: 17/05/2023