



An
Bord
Pleanála

Board Direction
BD-014015-23
ABP-314059-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/10/2023.

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

Reasons and Considerations

The site of the proposed development is located within Rural Policy Zone B 'Remaining Rural Area' as set out in the current Roscommon County Development Plan 2022-2028, where emphasis is placed on facilitating single houses, subject to appropriate siting and design criteria including demonstration of adherence to the principles set out in the County Roscommon Rural Design Guidelines, which Guidelines are considered to be reasonable. Having regard to the scale and form of the proposed dwelling, including its design concept, features and proportions and the removal of the front boundary wall and hedging, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Liam Bergin

Date: 06/10/2023