

**An  
Bord  
Pleanála**

**Board Direction  
BD-014304-23  
ABP-314782-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

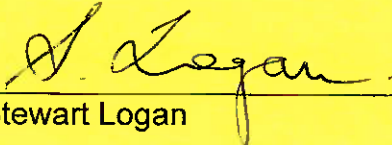
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the orientation and proximity of the proposed dwelling for which permission for retention and completion is sought to the adjacent residential dwelling and to the prevailing pattern of development in the area characterised by dwellings set back from the public road, it is considered that it would seriously injure the amenity of residential property in the vicinity of the site and depreciate its value. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed dwelling for which permission for retention and completion is sought, by reference to the physical interventions made and minimal retention of the original building features such as height, pattern of openings, roof details and materials, is considered to be contrary to Objective PPH 3.18 of the Roscommon County Development Plan 2022-2028 which seeks to protect the traditional building and housing stock of the rural parts of the county. Development would therefore be contrary to the proper planning and sustainable development of the area.

for which sustainable development of the area.

**Board Member**



Stewart Logan

**Date:** 27/10/2023