



An
Bord
Pleanála

Board Direction
BD-017058-24
ABP-319094-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/07/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed extensions and amendments to the existing dwelling by reason of scale, proportions and overall design would not appropriately integrate with the existing traditional two storey dwelling. The proposed extensions and amendments do not present as subordinate in terms of scale or complementary in terms of design to the existing dwelling and effectively subsume the existing dwelling and would result in the loss of the original character of that dwelling. Accordingly, the proposed development fails to comply with the provisions of Section 12.8 (House extensions – Urban & Rural) of the Roscommon County Development Plan 2022-2028 and, if permitted, would set an undesirable precedent for similar types of development, would seriously injure the visual amenities and character of the surrounding area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share the inspector's reasons and considerations, specifically that the proposed development would not detract for the character of the dwelling or would

not be seriously injurious to the visual amenities of the area. Following its own assessment, the Board held a contrary view, noting the proposed extensions did not present as subordinate in terms of scale or design and agreed with the planning authority that the development would lead to the loss of the existing character of the dwelling.

Note:

The Board noted that the dwelling house and site can accommodate the addition of an extension and amendments presented as a contemporary architectural design response, however, the current proposal was not considered to be in-keeping with or complementary to the traditional character of the house or in compliance with the provisions of Section 12.8 (House extensions – Urban & Rural) of the Roscommon County Development Plan 2022-2028.

Board Member



Patricia Calleary

Date: 22/07/2024