

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Roscommon County

Planning Register Reference Number: PD/16/340

An Bord Pleanála Reference Number: PL 20.247493

APPEAL by Jason and Laura McGarry care of Collinsboyd of Galway Road, Roscommon, County Roscommon against the decision made on the 7th day of October, 2016 by Roscommon County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a two-storey dwellinghouse, domestic garage, connection to all services and all other associated site works at Ballinagard Td, Roscommon, County Roscommon.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The site of the proposed development is located in a rural area under urban influence (Category A - Urban Periphery) in the Roscommon County Development Plan 2014 – 2020, where policies restrict housing to specified categories of persons who can establish that they have a rural-generated housing need. Based on the documentation submitted with the application and appeal, it is considered that the applicants do not meet the criteria for a rural-generated house under the provisions of this Development Plan. The proposed development would, therefore, materially contravene objectives indicated in the Development Plan, and in particular sections 5.11 and policies 5.29 and 5.32, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located in an area of housing pressure where there is a high density of almost continuous road frontage type development. The Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 recommends against the creation of ribbon development. The proposed development, by reason of its location, would contribute to ribbon development as defined in these Guidelines and, by reason of its design, form, massing, orientation and design, and relationship to existing neighbouring properties, would erode the visual amenity of the area. The proposed development would, therefore, be contrary to the Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.