



An
Bord
Pleanála

**Board Order
PL 20.248872**

Planning and Development Acts 2000 to 2017

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/17/190

Appeal by Percy Hanly care of Fergal Geoghegan and Company of Greendale Lodge, Farnbeg, Strokestown, County Roscommon against the decision made on the 22nd day of June, 2017 by Roscommon County Council to refuse permission to the said Percy Hanly.

Proposed Development: Widening of the access from the public road to existing rear yard. The works will involve the setting back of the eastern gable of existing end of terrace dwellinghouse facing Bawn Street; all at Bawn Street, Strokestown, County Roscommon.

Decision

REFUSE permission for the above proposed development in accordance with 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. It is considered that the proposed development which would involve the partial demolition of the existing dwellinghouse fronting onto Bawn Street which makes an important contribution to the Strokestown Architectural Conservation Area as designated in the Strokestown Local Area Plan 2014-2020, would be contrary to planning policy 3.2 and objective 6.16, as set out in the Roscommon County Development Plan 2014-2020, which seek to prevent the demolition or partial demolition of any building or structure within the Architectural Conservation Area that contributes to its character, and promotes the maintenance and appropriate sustainable re-use of the existing building stock. The proposed development would, therefore, be contrary to these provisions and to the proper planning and sustainable development of the area.

2. The proposed development is not justified by the necessity for improved access to the rear of the building and would be contrary to the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of Arts, Heritage and the Gaeltacht in 2011 because it would detract from the quality, character and features of Bawn Street which is part of an Architectural Conservation Area. The proposed development would, therefore, 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 2018