



An
Bord
Pleanála

Board Order PL 20.249180

Planning and Development Acts 2000 to 2017

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/17/122

Appeal by Breda and Noel Holohan care of Andrew Hersey Planning of Claremount, Clarecastle, County Clare against the decision made on the 10th day of August, 2017 by Roscommon County Council to grant subject to conditions a permission to Siobhan Rogers care of Murphy and McGerr Architecture of 6 Centre Court, Blyry Business and Commercial Park, Athlone, County Westmeath.

Proposed Development: Erection of dwellinghouse, garage, entrance, proprietary wastewater treatment system with soil polishing filter and all ancillary site works at Barrybeg, Athlone, County Westmeath.

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. Having regard to the location of the proposed development in an area identified as a Rural Area Under Strong Urban Influence in the Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005 and within an area designated as Urban Periphery, where there is a high density of almost continuous road frontage type development, it is considered that the proposed development would be contrary to the “Sustainable Rural Housing Guidelines for Planning Authorities” which recommend against the creation of ribbon development and to policy 5.35 of the planning authority, as set out in the Roscommon Development Plan 2014 to 2020, which states that ribbon development and urban sprawl will be discouraged. The proposed development would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site within 'Area Under Strong Urban Influence' as identified in "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the Roscommon County Development Plan 2014 to 2020, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the topography of the site, the location of the dwelling on a high point of a hill, and the level of cut and fill proposed to the site, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location. The proposed development would, therefore, seriously injure the rural character and visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

