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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: PD/18/306.**

**Appeal** by Seamus Hamill care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford, County Longford against the decision made on the 16<sup>th</sup> day of August, 2018 by Roscommon County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of existing domestic detached garage that services existing two-storey end of terrace type dwellinghouse together with retention of existing gated pedestrian access which services neighbouring dwellinghouse to the east and all ancillary works at 38 Watervale, Rooskey Townland, Carrick on Shannon, County Roscommon.

**Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition 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**

Having regard to the nature, location, design and scale of the development proposed to be retained, it is considered that, subject to compliance with the condition set out below, the retention of the domestic garage and pedestrian access route would not be out of character with the existing pattern of development in the area and would not detract from the visual or residential amenities of the area. The development proposed to be retained would not, therefore, be contrary to the proper planning and sustainable development of the area.

## **Condition**

The garage shall be used for private domestic purposes only incidental to the enjoyment of the dwelling. The garage shall not be used for human habitation or for commercial/industrial purposes.

**Reason:** In the interest of residential amenity.

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

**Dated this            day of            2019.**