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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: PD/19/115**

**APPEAL** by David Cassidy of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford against the decision made on the 24<sup>th</sup> day of April, 2019 by Roscommon County Council to refuse permission.

**Proposed Development:** Construction of a bungalow type dwellinghouse similar in design to what was previously granted full planning permission under planning register reference number PD/04/2417 together with accessing and servicing this proposed development via the existing internal access road and existing foul sewer, surface water and watermain services that service the existing neighbouring housing estate that was granted full planning permission under planning register reference number PD/04/2417 and ancillary site works at Ballytoohey, Tarmonbarry, 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. Having regard to the existing and permitted development in the area, it is considered that the proposed development would give rise to an excessive density of unsustainable suburban-type development in a rural area, would militate against the preservation of the rural environment, would lead to demand for the provision of further public services and community facilities, and would set a precedent for a pattern of further similar unsustainable development in the area. 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 a Category Area C in the Roscommon County Development Plan 2014-2020, and to the National Policy Objective 19 as set out in the National Planning Framework (February 2018) which, for rural areas not under urban influence, seeks to facilitate the provision of single housing in the countryside, having regard to the viability of smaller towns and rural settlements, it is considered that the proposed development does not comply with National Policy Objective 19. The proposed development would, therefore, be contrary to the national policy, the current county development plan, and contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2019.**