



Planning and Development Acts 2000 to 2019

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/19/416

Appeal by Maura Comiskey care of Gaynor Architectural and Design Services Limited of Fallon Avenue, Roscommon, County Roscommon against the decision made on the 1st day of October, 2019 by Roscommon County Council to refuse permission for the proposed development.

Proposed Development: Retention of garage which will be used for fuel storage/general storage, associated site works and services at Cloonybeirne, The Walk, Roscommon, 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 conditions 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 and design of the proposed development to be retained and to the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development to be retained would not be out of character with the development in the area and would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with plans and particulars lodged with the application.

Reason: In the interest of clarity.

2. The garage shall not be used for human habitation or for the keeping of pigs, poultry or pigeons, ponies or horses or for any other purpose other than a purpose incidental to the enjoyment of the house without a prior grant of planning permission.

Reason: In the interest of residential amenity.

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

Dated this day of 2020.