



Planning and Development Acts 2000 to 2019

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/19/522

APPEAL by Cormac Phelan care of Advanced Planning and Design Services of Dorrery, Carrick-on-Shannon, County Roscommon against the decision made on the 22nd day of November, 2019 by Roscommon County Council to refuse permission.

Proposed Development:

Partial retention and partial removal of as constructed garage which is at variance to the garage permitted under planning register reference number PD/13/397 with associated site development works at Cooladye Townland, Cootehall, Boyle, 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

Having regard to the size, scale and height of the shed for which retention of planning permission is sought, notwithstanding the reduction in size proposed, it is considered that the shed being located in the vicinity of a residential housing estate would adversely impact on the visual amenities of residents in the vicinity due to its overall size, and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020