



An
Bord
Pleanála

Board Order ABP-308188-20

Planning and Development Acts 2000 to 2020

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/20/226

Appeal by Ann Conneely care of Gaynor Architectural and Design Services Limited of Fallon Avenue, Roscommon, County Roscommon against the decision made on the 19th day of August, 2020 by Roscommon County Council to refuse permission.

Proposed Development: Construction of a dormer type dwelling, connection to existing public water and sewer services, associated site development works and services at Slevinagee, Roscommon, 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. It is considered that the proposed development, by reason of its seriously inadequate provision of private open space to serve the proposed occupants of the dwelling, would be an inappropriate form of development at this location and would represent significant overdevelopment of this constrained site. In addition the proposed development by reason of its scale, form and proximity to adjoining residential properties and the sub-division of an existing residential plot, including loss of private open space from an existing residential property, would result in overbearing impacts on adjoining properties, and would be out of character with development in the vicinity. The proposed development would, therefore, seriously injure the residential amenities of the area, and would be contrary to Policy 121 and Policy 125 and the land use zoning objectives pertaining to 'Existing Residential' sites listed under Section 6.1.1, and Section 8.3.10 of the Roscommon Town Local Area Plan 2014-2020 (as varied) and would therefore be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2021