



An
Bord
Pleanála

Board Order
ABP-309273-21

Planning and Development Acts 2000 to 2020

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/20/272

APPEAL by John and Bernadette Roche of Togher, Clonown, Athlone, County Roscommon against the decision made on the 18th day of December, 2020 by Roscommon County Council to grant subject to conditions a permission to Cathal Shine and Jennifer Higgins care of Gaynor Architectural and Design Services Limited of Fallon Avenue, Roscommon, County Roscommon.

Proposed Development: Construction of a two-storey dwelling, domestic garage, proprietary effluent treatment system and percolation area, associated site development works and services at Taylorstown, Clonown, Athlone, 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

The site of the proposed development is located within an “Area Under Strong Urban Influence” as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005. Furthermore, the site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area. Having regard to the documentation submitted with the application and appeal, it is not considered that the applicants have a demonstrable economic or social need to live in this rural area. It is therefore considered that the applicants do not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location.

The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and contrary to the proper planning and sustainable development of the area.

DR. Maria Fitzgerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 12th day of August 2021.

