



Planning and Development Acts 2000 to 2021

Planning Authority: Roscommon County Council

Planning Register Reference Number: 21/505

APPEAL by Fiona Dolan of Cam Lodge, Brideswell, Athlone, County Roscommon against the decision made on the 1st day of November, 2021 by Roscommon County Council to refuse permission.

Proposed Development: Retention of dwelling unit and permission for construction of septic tank and percolation area at Carrick, Curraghboy, County Roscommon.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

1. It is the policy of the Roscommon County Development Plan 2022-2028, as set out under Policy Objective PPH 3.13, to 'Facilitate single houses in rural areas subject to appropriate siting and design criteria, including demonstration of adherence to the principles set out in the County Roscommon Rural Design Guidelines. In addition, in the case of proposals for single houses in defined Areas under Urban Influence, applicants will be required to demonstrate a social or economic link (as per Table 3.2) to the rural area in which they propose to build.' Policy Objective PPH 3.14 seeks to 'Direct urban generated housing in rural areas to the towns and villages (serviced and unserviced) in the county as set out in the Settlement Hierarchy in Table 2.3.' These policies are considered reasonable. Having regard to the location of the site within an area identified as an area under urban pressure, and to National Policy Objective 19 of the National Planning Framework (2018) which, for rural areas under urban influence, seeks 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, the Board is not satisfied that the applicant has sufficiently demonstrated that they have a rural-generated housing need. It is considered that the development proposed to be retained would contribute to the further encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Roscommon County Development Plan 2022-2028 Development Management Standards and Roscommon Rural Housing Design Guidelines seek to ensure a high standard of design to complement the character of the landscape, and to contribute in a positive manner to the built heritage of the county. Having regard to its siting and design, it is considered that the development proposed to be retained of a modular type dwelling with timber effect sheeting relates unsatisfactorily to the immediate area and represents an incongruous design and discordant materials within this rural area. The development proposed to be retained would interfere with the character of the landscape, would establish an undesirable precedent for other similar development with a poor standard of amenity, would fail to meet the standards and guidelines of the Roscommon County Development Plan 2022-2028 and the Roscommon Rural Housing Design Guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.


Eamonn James Kelly

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

Dated this 29 day of May 2023.