

Planning and Development Acts 2000 to 2022

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/21/707

APPEAL by Lorcan and Aislinn Donaldson care of Dr. Gihan Badi of 15 Queen Square, Leeds, England against the decision made on the 15th day of June, 2022 by Roscommon County Council to refuse permission for the proposed development.

Proposed Development: Erection of a new dwellinghouse, domestic garage and provide a sewerage system and a treatment plant to provide secondary and tertiary treatment and all associated works at Ballysundrivan, County Roscommon.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

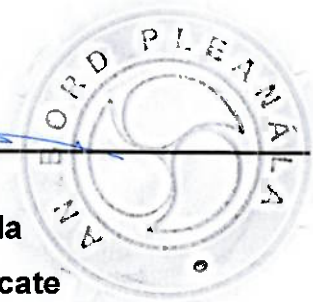


Reasons and Considerations

The site of the proposed development is located within Rural Policy Zone B 'Remaining Rural Area' as set out in the current Roscommon County Development Plan 2022-2028, where emphasis is placed on facilitating single houses, subject to appropriate siting and design criteria including demonstration of adherence to the principles set out in the County Roscommon Rural Design Guidelines, which Guidelines are considered to be reasonable. Having regard to the scale and form of the proposed dwelling, including its design concept, features and proportions and the removal of the front boundary wall and hedging, it is considered that the proposed development would interfere with the character of the landscape by forming a discordant and obtrusive feature at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Liam Bergin

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



Dated this 17th day of October 2023.