

Planning and Development Acts 2000 to 2022

Planning Authority: Roscommon County Council

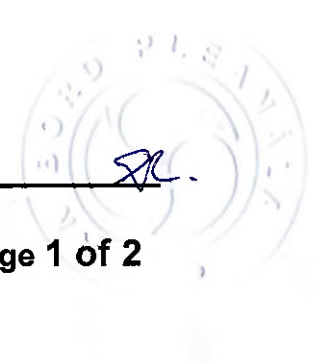
Planning Register Reference Number: 22/88

APPEAL by Darren Lee and Emer Kearney care of GB Atelier for Architectural Services, 15 Queens Square, Leeds against the decision made on the 24th day of June, 2022 by Roscommon County Council to refuse permission.

Proposed Development: Erection of a new dwelling house, domestic garage and provide a septic tank and percolation area and all associated works at Portobello, Croghan, Boyle, County Roscommon.

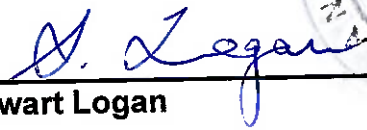
Decision

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 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 reasonable. Having regard to the scale and form of the proposed two-storey dwelling and its location on an elevated and open site, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape 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.



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

Dated this 7 day of November 2023.