



Planning and Development Acts 2000 to 2022

Planning Authority: Roscommon County Council

Planning Register Reference Number: 22/375

APPEAL by Damien McDonnell care of Gaynor Architectural and Design Services Limited of Fallon Avenue, Roscommon, County Roscommon against the decision made on the 13th day of September 2022 by Roscommon County Council to refuse permission.

Proposed Development: Retention and completion of works to unauthorised development to existing single storey structure, revised site boundaries, new wastewater treatment system and percolation area, associated site development works and services at Lisheenanierin, Strokestown, County Roscommon

Decision

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

Reasons and Considerations

1. Having regard to the orientation and proximity of the development proposed to be retained and completed to the adjacent residential dwelling, and to the prevailing pattern of development in the area, characterised by dwellings set back from the public road, it is considered that the development proposed to be retained and completed would seriously injure the amenities of residential property in the vicinity of the site and depreciate value, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed dwelling for which permission for retention and completion is sought, by reference to the physical interventions made and minimal retention of the original building features such as height, pattern of openings, roof details and materials, is considered to be contrary to Objective PPH 3.18 of the Roscommon County Development Plan 2022-2028 which seeks to protect the traditional building and housing stock of the rural parts of the county. 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 *20* day of *November* 2023.