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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: 2360226**

**APPEAL** by Brendan Simon care of Ceardean Architects of D8 Studios, 9 Dolphin's Barn, Dublin against the decision made on the 24<sup>th</sup> day of January, 2024 by Roscommon County Council to refuse permission for the proposed development.

**Proposed Development:** Permission for renovation of existing two-storey detached house with conversion of attic to include dormer to the rear, a two-storey over basement extension to the side of existing dwelling with amendments to all elevations, the demolition of existing garage and new relocated garage, relocation of entrance, with amendments to existing front boundary wall and ancillary site works at Shannon View, Cortober, Carrick-on-Shannon, County Roscommon.

**Decision**

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

## Reasons and Considerations

The proposed extensions and amendments to the existing dwelling, by reason of scale, proportions and overall design, would not appropriately integrate with the existing traditional two-storey dwelling. The proposed extensions and amendments do not present as subordinate in terms of scale or complementary in terms of design to the existing dwelling and effectively subsume the existing dwelling and would result in the loss of the original character of that dwelling. Accordingly, the proposed development fails to comply with the provisions of Section 12.8 (House extensions – Urban and Rural) of the Roscommon County Development Plan 2022-2028 and, if permitted, would set an undesirable precedent for similar types of development and would seriously injure the visual amenities and character of the surrounding area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

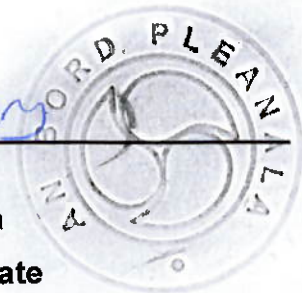
In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share the Inspector's reasons and considerations, specifically that the proposed development would not detract for the character of the dwelling or would not be seriously injure the visual amenities of the area. Following its own assessment, the Board held a contrary view, noting the proposed extensions did not present as subordinate in terms of scale or design and agreed with the planning authority that the development would lead to the loss of the existing character of the dwelling.



**Patricia Calleary**

**Member of An Bord Pleanála**

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



Dated this 02 day of August 2024.