

An
Coimisiún
Pleanála

Commission Order
ABP-321971-25

Planning and Development Acts 2000 to 2022

Planning Authority: Roscommon County Council

Planning Register Reference Number: 24/60223

APPEAL by Michael Fallon and Sorchá Bruen care of Peter Bradshaw of 38 Seacrest, Knocknacarra, Barna Road, Galway against the decision made on the 31st day of January, 2025 by Roscommon County Council to refuse permission.

Proposed Development: Permission to construct a new two-storey dwelling house (232 square metres) and garage (16 square metres) as well as all ancillary site works at Lisroyne, Strokestown, County Roscommon.

Decision

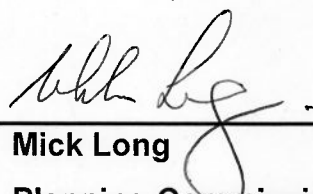
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The site is within an area designated as 'rural areas outside of areas under strong urban influence'. For such areas, national policy as contained in National Policy Objective 19 of the 'National Planning Framework' is to facilitate their provision 'based on siting and design criteria in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements'. Local policy as contained in the Roscommon County Development Plan is strongly aligned with national policy in Policy Objective PPH 3.13 (Chapter 3, 'People, Places and Housing') which seeks 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'.

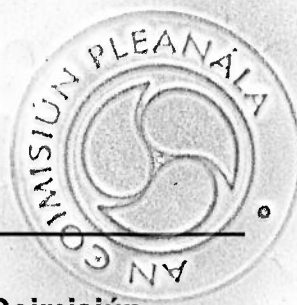
The proposed development would, therefore, by reason of the overall design concept, design features and proportions be incapable of integrating into the rural setting in which it is proposed. The development would form an obtrusive feature in the landscape, would be injurious to the visual amenities of the area and would set a precedent for other similarly inappropriate developments in the rural area. The proposed development would contravene National Policy Objective 19 and Policy Objective PPH 3.13 in the Roscommon County Development Plan 2022 - 2028, fails to satisfy Section 12.7 (Rural House Design Considerations) and fails to adequately reflect the siting and design principles set out in the associated County Roscommon Rural Design Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The subject site is located in the rural area immediately outside of the development boundary for Strokestown as contained in the 'Strokestown Land Use Zoning Map' (Map ST1: Volume 2: 'Plans', Roscommon County Development Plan, 2022-2028). Policy Objective CS 2.3 aims to direct growth towards designated settlements. Having regard to the location of the site in close proximity to the development boundary, it is considered that the proposed development would contribute to the extension of urban development and sprawl outside of Strokestown and would, therefore, undermine the Policy Objective CS 2.3 aimed at consolidation of the settlement. In this context, it is considered that to permit the proposed development would be contrary to Policy Objective 2.3 of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission**



Dated this 30th day of June

2025