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**Planning and Development Act 2000, as amended**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: 2560511**

**Appeal** by Marie Theresa Aslam against the decision made on the 19<sup>th</sup> day of December 2025, by Roscommon County Council to refuse permission for the proposed development.

**Proposed Development:** Retention and completion permission for an extension to an existing dwelling house, connection to existing septic tank and construction of new wall at entrance to the site, together with all associated site works at Scor Beg Townland, Ballinameen, County Roscommon.

## **Decision**

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

## Reasons and Considerations

1. Having regard to the Roscommon County Development Plan 2022-2028, the proposed development and development proposed to be retained by reason of its scale and massing which would not be subservient to the existing dwelling, and the form, proportions, finishes and design arrangement would not reflect the existing dwelling. This would be incongruous by comparison with the existing dwelling and would significantly erode the character of the dwelling and would fail to assimilate with the dwelling and the site. This would be contrary to Section 12.8 (House Extensions (Urban and Rural)) of the development plan and would fail to reflect the design guidance of the County Roscommon Rural Design Guidelines and would set an undesirable precedent for other similarly inappropriate development and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the Roscommon County Development Plan 2022-2028 and to Infrastructure, Transport and Communications Policy Objective ITC 7.46 thereof, it has not been demonstrated to the satisfaction of the Commission that the intended use(s) of the dwelling can be accommodated by the existing on-site wastewater treatment system or that the existing system itself would comply with the Environmental Protection Agency's Code of Practice for Domestic Wastewater Treatment Systems Single Houses (PE. ≤10) (2021). This would be contrary to Natural Heritage Policy Objective NH 10.20 of the development plan. The proposed development and development proposed to be retained therefore has the potential to be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Declan Moore**

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



Dated this 14<sup>th</sup> day of MAY 2026