



## Board Direction

Ref: PL05E.246879

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19<sup>th</sup> October 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

- 1 The development proposed to be retained is not within the permitted curtilage of a house, and there is no evidence on file of permission for the use of this site for residential purposes, or for extensive work carried out, including the extension of the permitted garage, the undertaking of earthworks, the provision of substantial hard paving and driveway areas, a second vehicular entrance, and the laying out of the lands with the appearance of a domestic garden area. It is considered that the proposed development would facilitate the consolidation and intensification of a use for which no permission exists, and would constitute the haphazard development of a rural area. Accordingly, it is considered that it would be inappropriate for the Board to consider the grant of a permission for the development proposed to be retained in such circumstances.
- 2 On the basis of the submissions made in connection with the planning application and appeal, and in light of the domestic storage already serving the house across the road, as well as the scale of the storage already permitted on this site, the Board is not satisfied that a need has been demonstrated to justify the substantial scale of domestic storage proposed to serve one house. Having regard to its design, siting and scale, and its location on elevated ground, it is considered that the development to be retained would be visually obtrusive, exacerbated by the scale and extent of groundworks and hard surfacing, and would constitute disorderly and haphazard suburban-style development in a rural area, particularly in the absence of appropriate justification for the development. The development proposed to be retained would, therefore, be contrary to Objective NH-O-8 of the County Donegal Development Plan 2012 – 2018, which is to protect the character of the landscape, and would be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 7<sup>th</sup> November 2016  
Fionna O' Regan