



An
Bord
Pleanála

Board Direction
BD-002085-19
ABP-301915-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/01/2019.

The Board decided to make a split decision, to

(1) grant permission (subject to conditions) for

- a) retention of a single-storey flat-roof detached garage with open fuel store to the side;
- b) retention of landscaping, drainage and associated development works;

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

(2) refuse permission for

- a) retention of double doors and an extension to the rear comprising a projecting balcony space at first-floor level;
- b) proposed screen to rear wall;

for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the nature and scale of the garage to be retained, including the omitted parapet walls, external stairs and terrace, and the existing pattern of

development in the vicinity, it is considered that subject to compliance with the conditions below, the garage would not be out of character with existing development within the area, would be acceptable in terms of visual impact and would not seriously injure the residential amenities of the area or of property in the vicinity. The proposed garage for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The garage shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the P.A. on 29th March 2018 and 8th May 2018, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

3. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Reasons and Considerations (2)

Having regard to the design and proportions of the rear balcony feature proposed to be retained and the proposed screen to the north side, and the character of the host dwelling, it is considered that the balcony would fail to complement the character and appearance of the host dwelling, would seriously injure the visual amenities of the area and would be contrary to Policy UB-P-27 of the Donegal County Development Plan 2018-2024, which requires extensions to reflect and respect the scale and character of the host dwelling. The proposed retention of the balcony feature and proposed screen would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 11/01/2019

John Connolly