



An
Bord
Pleanála

Board Direction
BD-001603-18
ABP-302190-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/11/2018.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the pattern of development in the area and the size, scale and positioning of the extension proposed, it is considered that subject to compliance with the conditions set down below the proposed development would not result in overdevelopment of the site, would not seriously injure the visual or residential amenities of the area and would not be contrary to Policy UB-P-27 of the County Donegal Development Plan 2018-202. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to omit the balcony use the board had regard to the particular situation and position of the development located at the side of the house, with the balcony at the same level as the neighbouring rear garden, and bounded by a public footpath, and did not consider that it would be incongruous or visually intrusive in the context of the housing development.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 interests of clarity.

- 2 The external finishes of the proposed extension shall be the same as that of the existing dwelling in respect of colour and texture.

Reason: In the interests of visual amenity.

- 3 Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the house, without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the extended dwelling.

- 4 The existing dwelling and proposed extension shall be jointly occupied as a single residential unit.

Reason: To restrict the use of the extension in the interests of residential amenity.

Board Member

Date: 12/11/2018

Michelle Fagan