



An  
Bord  
Pleanála

**Board Direction**  
**BD-002978-19**  
**ABP-303364-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 7<sup>th</sup> 2019.

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

### **Reasons and Considerations**

Having regard to the layout and design of the subject development, including the private amenity space and its interconnectivity with Bridge End House, the insufficient quantum of aggregate living area and the poor provision of daylight serving this internal area, it is considered that the development for which retention is sought constitutes a substandard form of development, would be seriously injurious to the residential amenities of occupants of the dwelling, would be contrary to the provisions of the Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities 2007, which support high standards for urban housing, and would be contrary to the provisions of Section 6.2 and Policy UB-P-12 of the Donegal County Development Plan 2018-2024, which require reasonable levels of residential amenity for urban housing. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 8<sup>th</sup> May 2019

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Philip Jones