



An
Bord
Pleanála

Board Direction
BD-004832-19
ABP-305387-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/12/2019.

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

Reasons and Considerations

The site of the proposed development is located in an area which is designated as an Especially High Scenic Amenity Area and which is subject to policy RH-O-5 to promote rural housing that is located, designed and constructed in a manner that is sustainable and does not detract from the character or quality of the receiving landscape under the County Donegal Development Plan 2018-2024. It is considered that the proposed development having regard to the scale of the extension relative to the existing house, its internal configuration and the length of the façade, would constitute overdevelopment of the site and would be contrary to the provisions of the development plan. The proposed development, would not, therefore be in accordance with the proper planning and sustainable development of the area.

Note: The Board was not satisfied, on the basis of the information submitted with the application and the appeal, on the effectiveness of the wastewater treatment system on site. However, in the light of the substantive reason for refusal set out above, decide not to pursue this issue.

Copy of Direction to issue with the Board Order.

Board Member

Date: 24/12/2019

Maria FitzGerald