

An  
Bord  
Pleanála

**Board Direction**  
**BD-014203-23**  
**ABP-314417-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2023.

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 nature and scale of the proposed house extension, and the character and pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in keeping with the scale and character of both the existing house on the site and other housing in the immediate area, would not seriously injure the residential amenities of the area or of property in the vicinity and would not result in the creation of a traffic hazard. The proposed development would be in accordance with the provisions of the Donegal County Development Plan 2018-2024 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the

further plans and particulars received by the planning authority on the 4<sup>th</sup> day of July, 2022, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The existing house and proposed extension shall be jointly occupied as a single residential unit and shall not be used as student accommodation unless authorised by a prior grant of planning permission.

**Reason:** To clarify the nature and extent of the permitted development to which this permission relates and to ensure that adequate car parking and services are provided to serve the proposed development.

3. The proposed development shall incorporate a maximum of two number off-road parking spaces. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual and residential amenity, and of traffic and pedestrian safety.

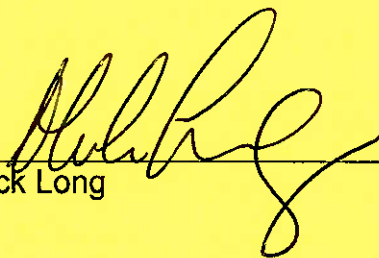
4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

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

5. Site development and building works shall be carried out between the hours of 0800 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.

**Board Member**

  
Mick Long

**Date:** 19/10/2023

