

An
Bord
Pleanála

Board Direction
BD-015877-24
ABP-316095-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2024.

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

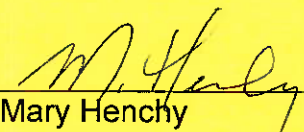
Reasons and Considerations

1. Notwithstanding the location of the site within an existing built-up settlement, the design of the proposed development and, in particular, the proposed new apartment, it is considered that, by reason of its inadequate room sizes, inadequate storage, inadequate levels of natural daylight and lack of any cycle storage provision where no off street parking is proposed, the proposed development would conflict with the standards recommended in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities published by the Department of Housing, Local Government and Heritage in December 2022 and, as such, would constitute an inappropriate form of development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of its design, scale, site coverage and, in particular, the two-storey-high development along the eastern boundary of the adjacent private amenity open space associated with the neighbouring property to the south, would constitute overdevelopment of a small site, which would be overbearing to the adjoining property, would likely cause an unacceptable reduction in sunlight to the amenity open space and would

seriously injure the residential amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the Inspectors third reason for refusal. The Board considered this a new issue and having regard to the substantive reasons for refusal the Board considered it appropriate to advise the applicant that the Board concurred with the Inspectors assessment that "the proposed contemporary extension would not integrate with the existing public house frontage in this highly visible location and would interfere negatively with the character of the townscape which is designated as an area of High Scenic Amenity, contrary to planning policies NH-P-7 and BH-P-6 in the County Donegal Development Plan 2018-2024".

Board Member


Mary Henchy

Date: 21/03/2024