



An
Bord
Pleanála

Board Direction
BD-016188-24
ABP-318013-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/04/2024.

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 County Donegal Development Plan 2018-2024 and all material considerations, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the site, would not detract from the visual amenity of the area, would not seriously injure the residential amenity of surrounding properties, and would not endanger public safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application to the planning authority, 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.

- a. The upper floor of the structure shall be omitted and the maximum ridge height of the proposed garage shall be agreed with the local authority and be no higher than 5 meters.
- b. The balcony on the northeastern elevation therefore shall be omitted.
- c. Prior to the commencement of development revised plans in accordance with Condition Nos. 2.a. and b. shall be submitted to the Planning Authority for written agreement.
- d. Development shall not commence without the prior written agreement of the Planning Authority and shall thereafter only be authorised to commence in accordance with the agreed plans.

Reason: To define the terms of the permission, protect the amenities of the area and ensure orderly development.

3. All external finishes shall match those of the parent dwelling.

Reason: In the interest of residential amenities.

4. No surface water from site shall be permitted to discharge to public road and the applicant shall take steps to ensure that no public road water discharges onto site.

Reason: To prevent flooding.

5. Entrance shall incorporate an aco channel or other similar drainage trap, together with suitable drainage pipework in order to prevent discharge of surface water onto public road. Those works shall be carried out prior to first occupation of the garage hereby permitted.

Reason: To prevent flooding.

6. The garage shall be used solely for domestic purposes only ancillary to the residential enjoyment of the parent dwellinghouse and shall not be used for any other purpose be that business, residential or other without a separate grant of planning permission.

Reason: In the interest of orderly development.

7. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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.

Note: In omitting the upper floor of the proposed structure the Board considered the scale of the proposed structure as approved here to offer proportionate ancillary space for the existing dwelling house and to protect the residential amenity of the neighbouring properties. The approved development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member


Liam Bergin

Date: 01/05/2024