

**An
Bord
Pleanála**

**Board Direction
BD-015862-24
ABP-318575-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/03/2024.


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

Reasons and Considerations

It is the policy of the County Donegal Development Plan 2018-2024 (Policy NH-P-7) that development within areas of 'High Scenic Amenity' should be of a nature, location and scale that integrates within and reflects the character and amenity designation of the landscape, while Policy NH-P-17 seeks to preserve views and prospects of special amenity value and interest between public roads and lakes. The development plan (Part B, Appendix 4) also outlines that annex buildings and garages should be subordinate and sited to complement the main dwelling. Having regard to the detached and exposed siting of the proposed building, together with its excessive scale and design of an industrial character, it is considered that the proposed development would form an obtrusive and incongruous feature which would not be subordinate or complementary to the main dwelling, would significantly and materially intrude on views of Lough Foyle, and would not integrate with, or be reflective of, the character of this landscape of 'High Scenic Amenity'. The proposed development would seriously injure the visual amenities of the area, would be contrary to policies NH-P-7 and NH-P-17 of the Development Plan and would,

therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Clegg

Date: 20/03/2024