

An
Bord
Pleanála

Board Direction
BD-016421-24
ABP-318686-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2024.

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

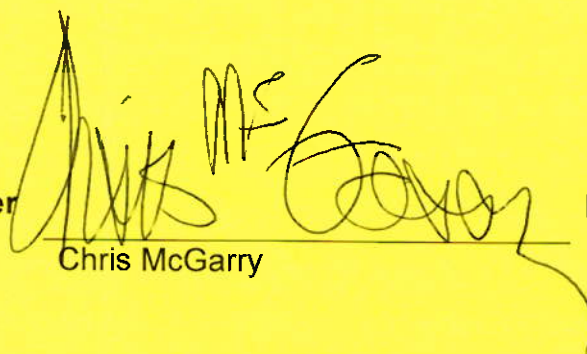
Reasons and Considerations

1. Having regard to the nature and scale of the proposed development, which includes the extension of an existing garage and its change of use to apartment use (whether or not it is proposed to use the apartment for independent living of a family member, as set out in the documentation submitted to the planning authority on 24th October 2023), along with alterations to the physical appearance and layout of the existing dwelling on site, and to the relevant provisions of the Donegal County Council Development Plan 2018-2024, including Policy UB-P-27 (b) (provision is made for an adequate and safe vehicular access), it is considered that the overall proposed development which includes extended floorspace allocated to residential use on the subject site, would endanger public safety by reason of traffic hazard, due to the intensification of activity utilising an existing vehicular access which is considered substandard by reason in insufficient sightlines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proposed alterations to the existing dwelling, including the extension of the dormer at first floor level on the front elevation, the removal of the existing ground floor bay windows and the nature of the materials proposed including the proposed zinc roof and also having regard to the zinc-clad apartment building to the rear, it is considered that the proposed development would fail to respect the character of the existing dwelling on site and would therefore be seriously injurious to the visual amenity of the area and would be inconsistent with the spirit and intent of Donegal County Council Development Plan 2018-2024, including Policy UB-P-27 (a), (development should reflect and respect the scale and character of the dwelling and its wider settlement). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: the Board noted, and shared the opinion of the Inspector that, the proposed zinc roof and zinc-clad apartment building would have an unacceptably jarring effect on the appearance of the dwelling and be out of keeping in surrounding area, where there are several properties of notable architectural merit). The Board also noted the Inspector's suggestion that there might be a conditionable resolution to this, with the omission of zinc. However, the Board determined that the proposed development, as set out in the application, warranted a refusal of permission on the basis of visual amenity.

Board Member



Chris McGarry

Date: 27/05/2024