



An
Bord
Pleanála

Board Direction

BD-019257-25

ABP-320577-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/03/2025.

The Board decided to make a split decision, generally in accordance with the Inspector's recommendation, to

- (1) grant permission, subject to conditions, for the retention of the basement for storage purposes, the change of use of the garage to a games room and the conversion of the roof space area to two bedrooms, for the reasons and considerations marked (1) under,

and

- (2) refuse permission for the change of use of the dwelling to a guesthouse for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the established use of the site for residential purposes, it is considered that the retention of the basement for storage purposes, the change of use of the garage to a games room, and the conversion of the roof space area to two bedrooms, subject to compliance with the conditions set out below, would not detract from the visual or residential amenities of the area, and would, therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 25th day of June 2024, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The use of the basement shall be restricted to use for storage purposes only in association with the use of the house as a single family dwelling.

Reason: In the interests of clarity and residential amenity.

3. The use of the games room shall be restricted to purposes incidental to the enjoyment of the house as a single-family dwelling.

Reason: In the interests of clarity and residential amenity.

Reasons and Considerations (2)

Having regard to the excessive gradient of the private driveway serving the site, its poor alignment and single vehicle carrying capacity, coupled with the restricted width and poor alignment of the adjoining access road, including a severe bend to the south of the site, it is considered that the conversion of the house to a guesthouse, would significantly intensify the use of the site and create significant additional vehicular movements to and from the site, which would seriously impact on traffic safety both within the site and on the adjacent road. It is considered that the development would be contrary to Policy TOU-P-8 in relation to "Tourism Development General Criteria" of the Donegal County Development Plan 2024-2030 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member:

Mary Gurne
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Date: 27/03/2025