

An
Bord
Pleanála

Board Direction
BD-019225-25
ABP-320735-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/03/2025.

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


Reasons and Considerations

1. The site of the proposed development is located within an 'Area under Strong Urban Influence, as set out in the Donegal County Development Plan 2024-2030. Within these areas, it is the policy of the council as stated in Policy RH-P-1 to consider proposals for new one-off rural housing based on the core considerations of demonstrable 'economic or social' need as defined in the plan. The applicant is seeking a house in this rural area on the basis of 'social need'. Based on the information submitted in support of the application and the appeal, the Board is not satisfied that the applicant has adequately demonstrated a 'social need' to reside in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria set out in the plan. The proposed development would, therefore, be contrary to Policy RH-P-1 of the development plan and contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located within in an 'Area of High Scenic Amenity' as set out in the Donegal County Development Plan 2024-2030. Within these areas it is the policy of the council as stated in Policy L-P-2 to consider only development that integrates with and reflects the character and amenity of the landscape. The Board considered that the proposed development, due to its scale,

mass, height and extended footprint on this prominent and exposed site necessitating an extended roadway to provide access and the removal of a significant length of roadside vegetation to achieve adequate sightlines, would constitute an obtrusive feature in this exposed location and would seriously damage the visual amenities of the area. It is considered, therefore, that the proposed development would seriously impact on the character and amenity of the landscape in this location and would be contrary to Policy L-P-2 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The site is located in an open view between the road and the sea over which there are panoramic views towards Lough Swilly. Policy L-P-8 of the Donegal County Development Plan 2024-2030 seeks to protect such views from inappropriate development. Having regard to the elevated and exposed nature of the site and the location, scale and mass of the proposed development, it is considered that the proposed development would intrude significantly and materially alter the view from the local road. The proposed development would, therefore, be contrary to the Policy L-P-8 of the development plan and would be contrary to the proper planning and sustainable development of the area.

Board Member


Paul Caprani

Date: 19/03/2025