

An
Coimisiún
Pleanála

Direction
CD-020588-25
ABP-320761-24

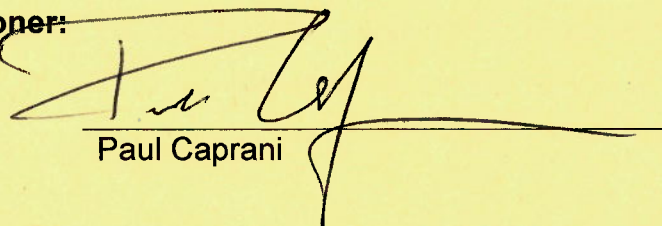
The submissions on this file and the Inspector's report were considered at a meeting held on 04/09/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 04/09/2025



Paul Caprani

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. It is considered that the location of the proposed two-storey dwelling on more elevated lands to the rear of an existing dwelling fronting onto the public road was not sited and designed in a manner that is sensitive to the integrity and character of this rural area and would therefore be contrary to Policy RH-P-9 of the Donegal County Development Plan 2024-2030 which seeks that rural development of this nature be assimilated into the receiving landscape. The Board considered that location of the house did not represent best practice in relation to the siting location and design of rural housing as set out in Donegal

County Council's 'Rural Housing Location, Siting and Design Guide'. It is considered therefore that the proposed development would adversely impact on the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission had concerns that the proposed dwelling house, being located in a more elevated position on the site, could adversely impact on the visual amenities of the area. The Commission considered that there were appropriate locations within the landholding that could result in a dwelling that could better assimilate into the receiving environment which would have a lesser impact on the visual amenities of the area and which would not be located directly to the rear of an existing dwelling. The Commission also noted the lands that were in the ownership of the applicant accommodated a vacant and derelict former dwelling. Policy RH-P7 of the current County Development Plan encourages proposal for the refurbishment of derelict traditional buildings for use as permanent dwellings. It was considered appropriate that the applicant might explore this option as a more suitable and sustainable way of providing a dwelling on the lands within his ownership.