



An
Coimisiún
Pleanála

Direction
CD-020614-25
ABP-322515-25

The submissions on this file and the Inspector's report were considered at a meeting held on 02/09/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Stephen Bohan

Date: 08/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of County Donegal Development Plan 2024-2030, the location of the subject development in the settlement boundary of Rathmullan, the limited scale and nature of the works in the context of the appeal site and surrounding town/village centre area, and the prevailing pattern and character of development in this area, it is considered that, subject to compliance with the conditions set out below, the development to be retained would be in keeping with the pattern of development in the area and would not seriously injure the visual amenities or residential amenities of properties in the vicinity. The development

would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, 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 and completed in accordance with the agreed particulars.

Reason: In the interests of clarity.

2. Within three months from the date of grant of this retention permission, the windows in the retained roof dormer extension shall be modified to match the size, style and alignment of the existing windows to the main house to maintain a consistent and harmonious appearance in accordance with details which shall be submitted to, and agreed in writing with, the planning authority.

Reason: To protect the visual amenity of the property and the surrounding area, and to ensure that the dormer extension is in keeping with the character and appearance of the existing building.

3. Within three months from the date of grant of this retention permission, the applicant shall submit revised planning drawings correctly detailing all internal and external features and shall submit documentary evidence to the Planning Authority for their written agreement that the as-built development is consistent with the planning particulars.

Reason: In the interests of clarity.

4. The existing dwelling and extensions shall be jointly occupied as a single residential unit and the extensions shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity

5. The disposal of surface water shall comply with the requirements of the Planning Authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.