



An
Coimisiún
Pleanála

Direction
CD-021034-25
ACP-323050-25

The submissions on this file and the Inspector's report were considered at a meeting held on 21/10/2025.

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

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 21/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the pattern of development in the area, and the location of the site in an area designated as High Scenic Amenity, it is considered that the proposed extension development, by reason of its design and building form proposed, including the forward projection of a flat-roofed front extension that fails to respect or integrate with the architectural character, proportions or roof profile of the host dwelling, would represent a visually discordant and obtrusive form of development that would seriously injure the amenities of the area. The proposed development would, therefore, be contrary to the policies set out in the County Donegal Development Plan 2024-2030, and The Seven Strategic Towns (Donegal Town) Local Area Plan 2018-2024, which collectively seek to ensure residential development and extensions are of high-quality

design. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.