



An
Coimisiún
Pleanála

Commission Direction
CD-000089
PL-500173-DL

The submissions on this file and the Inspector's report were considered at a meeting held on 09 February 2026.

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

Planning Commissioner:

Patricia Calleary

Date:

9th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the grounds of appeal, the residential zoning objective, the established pattern of development in the area, the policy framework provided by the *Donegal County Development Plan 2024-2030* and the *Letterkenny Plan and Local Transport Plan 2023-2029*, it is considered that proposed extension

which does not provide any private open space would be in contravention of Specific Planning Policy Requirement (SPPF) 2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) (Minimum Private Open Space Standards for Houses), would represent an overdevelopment of the site and, when taken with the proposals for windows positioned along the eastern site boundary, would provide a substandard form of residential development which would have a detrimental impact on the residential amenity of both future occupants of the dwelling and the neighbouring dwelling in contravention of Policy UB-P-9 of the *Donegal County Development Plan 2024-2030*. Granting planning permission would set a poor precedent for similar development in the area and would fail to achieve compliance with and would, therefore, be contrary to the proper planning and sustainable development of the area.