

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Donegal County

Planning Register Reference Number: 15/51384

An Bord Pleanála Reference Number: PL 05.245968

APPEAL by Jamie O'Brien of Derryconnor (Coast Road), Gortahork, Letterkenny, County Donegal against the decision made on the 3rd day of December, 2015 by Donegal County Council to refuse permission.

PROPOSED DEVELOPMENT: The erection of a dwellinghouse with septic tank and percolation area at Derryconnor, Gortahork, County Donegal.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Having regard to the unscreened nature of this exposed coastal site, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would lead to the further suburbanisation of this rural area and would set an undesirable precedent for other development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the inadequate road network onto which it is proposed to access the development, it is considered that the proposed development, by itself or by the precedent which the grant of permission for it would set for other relevant development, would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.