

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Donegal County

Planning Register Reference Number: 15/51692

An Bord Pleanála Reference Number: PL 05.246460

APPEAL by Caroline, Bernard, John and Hugh McFadden of Muntermellan, Horn Head, Dunfanaghy, County Donegal against the decision made on the 24th day of March, 2016 by Donegal County Council to grant subject to conditions a permission to Margaret McLean care of Michael Friel of Creeslough, Letterkenny, County Donegal.

PROPOSED DEVELOPMENT: Change of house type previously granted under planning register reference number 06/30520 (planning register reference number 11/30045 also refers) and also to change condition number 4 to provide for the relocation of the revised house type on the approved site, all at Muntermellan, Dunfanaghy, 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

Policy NH-P-6 as set out in the Donegal County Development Plan 2012–2018 is to safeguard the scenic context, cultural landscape significance, recreational and environmental amenities of the County’s coastlines from inappropriate development. The proposed development is located between the public road and the sea in a highly scenic coastal landscape that is under evident pressure for the development of houses, and is in close proximity to a designated Area of Especially High Scenic Amenity. By reason of its scale and substantial extent, and its sensitive location on an open and exposed site overlooking Dunfanaghy Bay, it is considered that the proposed development would constitute a discordant and obtrusive feature on this peninsular landscape, and would seriously injure the visual amenities of the area. It is, therefore, considered that the proposed development would contravene Policy NH-P-6 as set out in the Development Plan, and would contravene Policy RH-P-2 in respect of siting and design of dwellings. 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.