

An Bord Pleanála



Na hAchtanna um Pleanáil agus Forbairt 2000 go 2015

Contae Dhún na nGall

Uimhir Thagartha i gClár Pleanála: 16/50574

Uimhir Thagartha an Bhoird Phleanála: PL 05E.246873

ACHOMHARC ó Mháire Anne Howard faoi chúram Donnchadh Ó Fearraigh ó Srath Caonach, Doirí Beaga, Contae Dhún na nGall in aghaidh an chinneadh a rinne Comhairle Contae Dhún na nGall ar an 10 Meitheamh, 2016 cead pleanála a dhiúltú de réir pleananna agus sonraí a taisceadh leis an gComhairle sin.

APPEAL by Máire Anne Howard care of Donnchadh Ó Fearraigh of Srath Caonach, Doirí Beaga, Contae Dhún na nGall against the decision made on the 10th day of June, 2016 by Donegal County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

AN FHORBAIRT BHEARTAITHE: Síneadh a thógáil le teach cónaí, athruithe ar aghaidhchlóanna a dhéanamh, agus oibreacha suímh a dhéanamh, ar an láthair seo, i Srath na Corcra, Doirí Beaga, Contae Dhún na nGall.

CINNEADH/DECISION

CEAD A THABHAIRT don forbairt beartaithe thuasluaite de réir pleananna agus sonraí thuasluaite mar gheall ar na cúiseanna agus ar na breithnithe atá ráite thíos agus faoi réir na gcoinníollacha a shonraítear seo a leanas.

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

NA hÁBHAIR A BHÍ CURTHA SAN ÁIREAMH/MATTERS CONSIDERED

Ag déanamh a chinnidh, thug an Bord aird do na nithe áirithe atá dualgas air, de bhua na n-Achtanna um Pleanáil agus Forbairt agus na Rialachán arna ndéanamh fúthu, aird a thabhairt dóibh. San áireamh bhí aon aighneacht agus tuairim a fuair an Bord faoi réir forálacha reachtúla.

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.

CÚISEANNA AGUS BREITHNITHE/REASONS AND CONSIDERATIONS

Aird tugtha don teach atá lonnaithe sa cheantar cheana féin agus don méid achair atá ann idir an teach agus an bóthar poiblí, meastar, agus í curtha i gcríoch de réir na gcoinníollacha atá leagtha amach thíos, nach mbeadh damáiste i gceist ar shaintréithe an cheantair, ar áiseanna na háite nó ar oidhreacht tógála an cheantair. Dá bhrí sin, bheadh an forbairt bheartaithe ar aon dul le pleanáil chuí agus le forbairt inchothaithe an limistéir.

Having regard to the situation of the existing house in the landscape and its distance from the public road, it is considered that, subject to compliance with the conditions set out below, the proposed extension would not seriously injure the character of the area, its residential amenities or its built heritage. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

COINNÍOLLACHA/CONDITIONS

1. Cuirfear i gcríoch agus críochnófar an fhorbairt bheartaithe de réir na pleananna agus na sonraí curtha isteach leis an iarratas ach amháin sa mhéid gur ghá cloí le coinníollacha na hordaithe seo. I gcásanna nuair a caithfear aontú a dhéanamh leis an údarás pleanála maidir leis na sonraí, déanfaidh an t-iarratasóir aontú scríofa leis an údarás pleanála sula gcuirfear tús leis an bhforbairt agus cuirfear agus críochnófar an fhorbairt i bhfeidhm de réir na sonraí aontaithe.

Cúis: Ar mhaithe le soiléireacht.

The development shall be carried out and completed 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Cuirfear na hathruithe seo a leanas i bhfeidhm ar an bhforbairt:
 - (a) Ní thógfair an fhuinneog a bhí beartaithe le cur ag an gcúinne ar an mbunurlár ar an síneadh ar an taobh thiar thuaidh agus ina háit tógfair ceann ina mbeidh a aghaidh ó thuaidh, 900 milliméadar ar leithead, agus tógfair fuinneog ina mbeidh a aghaidh siar, 900 milliméadar ar leithead agus thart ar 1050 milliméadar ón gcúinne. Tógfair an cúinne le cloch agus cuirfear plástar air faoi mar atá curtha ar an gcuid eile den teach.
 - (b) In áit na fuinneoige a bhí le tógáil agus a aghaidh ó dheas agus a bhí le cur ar an síneadh ar an taobh thiar theas, déanfar balla saoirseachta agus is féidir fuinneog a chur leis, ceann a bheadh ar an leithead céanna leis an doras atá le tógáil ar an taobh thuaidh den síneadh.

Seolfar sonraí atá ag cloí leis na hathbhreithnithe seo chuig an údarás pleanála agus caithfear aontú scríofa a fháil sula gcuirfear tús leis an bhforbairt.

Cúis: Ar mhaithe le taitneamhacht amhairc.

The proposed development shall be amended as follows:

- (a) The corner window on the ground floor at the north-west extension shall be omitted and shall be replaced by a window facing north, circa 900 millimetres wide, circa 1050 millimetres from the corner, and a window facing west, circa 900 millimetres wide and circa 1050 millimetres from the corner. The corner construction shall be in masonry, plastered to match the remainder of the house.
- (b) The south-facing glazing panel to the south-west extension shall be replaced with a masonry wall which may incorporate a window to match the width of the door shown on the north facing element of this extension.

Details showing compliance with these amendments shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Beidh bailchríocha seachtracha an tsínidh atá beartaithe (san áireamh slataí dín) ar an dath céanna agus ar an uigeacht chéanna leis an teach atá ann. Tabharfar samplaí de na bailchríocha atá beartaithe faoi bhráid an údaráis phleanála chun aontú scríofa a fháil sula gcuirfear tús leis an bhforbairt.

Cúis: Ar mhaithe le taitneamhacht amhairc.

The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Beidh na socruithe maidir le soláthar uisce agus soláthar draenála, san áireamh uisce dromchla a dhiúscairt, ar aon dul le riachtanais an údaráis phleanála le haghaidh a leithéidí d'oibreacha.

Cúis: A chinntiú go mbeidh seirbhísiú na forbartha sásúil go leor agus ionas nach mbeidh truailliú dá bharr sin.

Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

**Ball den Bhord Pleanála a bhfuil
údarás aige/aici séala an Bhoird a
fhíordheimhniú.**

Dátaithe ar an lá seo de 2016.