

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Donegal County

Planning Register Reference Number: 16/50868

An Bord Pleanála Reference Number: PL 05E.247115

APPEAL by Karen Mallon care of James Mallon of 1 Loughview Road, Comber, County Down against the decision made on the 4th day of August, 2016 by Donegal County Council to refuse permission.

PROPOSED DEVELOPMENT: Development consisting of one detached dwelling house with use of attic space in the form of a wallplate dormer (one and a half storey building), and a separate small boiler/store building (single storey) and all associated site works at Crockahany or Rossnowlagh Upper Townland, Rossnowlagh, 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

The Board had regard to policy RH-P-9 of the County Donegal Development Plan 2012-2018 and to the intention expressed in the core strategy of the Plan to protect the special character of cultural heritage of small villages which is the designation applicable to Rossnowlagh. The Board further had regard to the level of holiday home provision in the Rossnowlagh area as given in the 2011 census of population. Having regard to the submissions on the file, the Board considered the proposal to be for a holiday home. The Board considered that to allow further provision of a holiday home at this location would seriously injure the character of the area, would seriously injure the residential amenity of the area and of properties in the vicinity and would not, therefore, be in accordance with 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.