



An
Bord
Pleanála

Board Order
PL 16.248006

Planning and Development Acts 2000 to 2016

Planning Authority: Donegal County Council

Planning Register Reference Number: P16/722

Appeal by Sinead Higgins care of Ger Fahy Planning of “Annaghdown”, Pagestown, Kilcloon, County Meath against the decision made on the 19th day of January, 2017 by Donegal County Council to refuse permission.

Proposed Development: Demolition of existing garage and construction of extension to dwellinghouse with connection to existing public services together with associated site works at Quay Road, Cloonmonad, Westport, County Mayo.

Decision

REFUSE permission for the above proposed development in accordance with 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

Having regard to its nature, scale and location to the rear of an existing dwelling and to the configuration of development on adjoining sites, it is considered that the proposed development would seriously injure the amenities of the immediately adjoining dwelling by reason of its visual dominance and overbearing impact. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share the Planning Inspector's conclusions in respect of the impact of the proposed development on the amenities of adjoining dwellings. The Board considered that the bulk and scale of the proposed development was excessive having regard to the physical limitations of the site.

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

Dated this day of 2017