



Planning and Development Acts 2000 to 2017

Planning Authority: Donegal County Council

Planning Register Reference Number: 17/51425

APPEAL by Frazer Campbell of Kill, Dunfanaghy, County Donegal against the decision made on the 21st day of December, 2017 by Donegal County Council to grant subject to conditions a permission to Charles Stewart care of Michael Friel of Creeslough, County Donegal.

Proposed Development: Demolition of existing barn and erection of a dwellinghouse with septic tank and domestic garage at Kilcampbell, Kill, Dunfanaghy, County Donegal.

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

The site of the proposed development is located in a rural area under strong urban influence, as identified in the Donegal County Development Plan 2012 – 2018, wherein policies aim to manage the extent of development, whilst facilitating those with a genuine rural-generated housing need. Based on the documentation submitted with the application and appeal, it is considered that the applicant does not meet the criteria for a rural-generated house under the provisions of the Development Plan and the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, as he already resides in this rural area, and the proposed development would contribute to the creation and expansion of a suburban pattern of development in a rural area. The proposed development would, therefore, be contrary to Policies RH-P-2 and RH-P-5 of the Development Plan and the Sustainable Rural Housing Guidelines for Planning Authorities and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

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

Dated this day of 2018.