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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 18/50730**

**APPEAL** by John James and Alice McDermott care of MKA Planning of 32 Clooney Terrace, Waterside, Derry against the decision made on the 28<sup>th</sup> day of June, 2018 by Donegal County Council to refuse a permission for the proposed development.

**Proposed Development:** Construction of a storey/storey and a half split level dwelling and garage/store with connection to on-site wastewater treatment system and demolition of existing derelict dwelling and outbuildings. Change of house type from that approved under extant permission, planning register reference number 17/50723.

Glenagiveney, Lecamey, Carndonagh, 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**

It is considered that the proposed change of house plan, due to its excessive mass, scale, bulk and proportions and its elevated position on a coastal hillside, in an area designated of High Scenic Amenity in the current development plan for the area, would not be capable of effective assimilation in the landscape in this location. It is considered that the proposed development would further erode the rural character of the area and would be out of character with the scale, form and character of existing traditional housing in the locality in conflict with Policy RH-P-1 of the development plan. It is considered that the proposed development would create a precedent for similar type development, would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Terry Ó Niadh**

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

**Dated this            day of            2018.**