



Planning and Development Acts 2000 to 2018

Planning Authority: Donegal County Council

Planning Register Reference Number: 18/51583

APPEAL by Michael Boyle of Toome, Lettermacaward, Dungloe, County Donegal against the decision made on the 30th day of November, 2018 by Donegal County Council to grant subject to conditions a permission to Paul and Rosemary Gallagher care of Canavan Associates Limited of 23 Prince's Street, Derry.

Proposed Development: Retention of an existing 1.5 storey dwelling unit with all associated site works and ancillary development at Main Street, (An Mhín Mhór), Dungloe, Letterkenny Post Office, 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

Having regard to the layout and design of the subject development, including the private amenity space and its interconnectivity with Bridge End House, the insufficient quantum of aggregate living area and the poor provision of daylight serving this internal area, it is considered that the development for which retention is sought constitutes a substandard form of development, would seriously injure the residential amenities of occupants of the dwelling, would be contrary to the provisions of the Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities issued by the Department of the Environment, Heritage and Local Government in 2007, which support high standards for urban housing, and would be contrary to the provisions of Section 6.2 and Policy UB-P-12 of the Donegal County Development Plan 2018-2024, which require reasonable levels of residential amenity for urban housing. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

Philip Jones

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.