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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 18/51971**

**APPEAL** by Stephen Myles care of Michael Friel Architects and Surveyors of Creeslough, County Donegal against the decision made on the 15<sup>th</sup> day of August, 2019 by Donegal County Council to refuse permission for the proposed development.

**Proposed Development:** Retention permission for ancillary living accommodation adjacent to existing dwelling house, septic tank and percolation area and permission for the proposed link to the existing dwelling to include a new front entrance to the house and all associated site works at Naran, Portnoo, 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 an area which is designated as an Especially High Scenic Amenity Area and which is subject to Policy RH-O-5 to promote rural housing that is located, designed and constructed in a manner that is sustainable and does not detract from the character or quality of the receiving landscape under the County Donegal Development Plan 2018-2024. It is considered that the proposed development having regard to the scale of the extension relative to the existing house, its internal configuration and the length of the façade, would constitute overdevelopment of the site and would be contrary to the provisions of the development plan. The proposed development, would not, therefore be in accordance with the proper planning and sustainable development of the area.

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

**Dated this            day of            2020.**