



Planning and Development Acts 2000 to 2020

Planning Authority: Donegal County Council

Planning Register Reference Number: 20/50556

APPEAL by Sharon Carey of Carrowmullan, Fahan, County Donegal against the decision made on the 16th day of July, 2020 by Donegal County Council to grant subject to conditions a permission to Adrian Sheridan care of North West Design of 42 Marian Park, Buncrana, County Donegal.

Proposed Development: Demolition of an existing dwelling and construction of a replacement dwelling with attached garage and connection to an on-site effluent treatment plant and all associated site development works at Figary, Fahan, Lifford, 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 development, by reason of its proximity to the eastern boundary of the site, would have an unacceptable impact on adjoining residential amenity through overlooking and overshadowing, particularly given the scope within the site to provide for greater separation from adjoining properties. The proposed development would, therefore, seriously injure the amenities of adjoining properties and would be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2020.