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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 21/50394**

**APPEAL** by Anne Fletcher of 6 Saint Oran's Road, Buncrana, County Donegal against the decision made on the 15<sup>th</sup> day of April, 2021 by Donegal County Council to grant subject to conditions a permission to Eamon Conway care of North West Modern Designs of 42 Marian Park, Buncrana, County Donegal.

**Proposed Development:** (1) Renovations and erection of an extension to existing dwelling consisting of a two-storey extension to the rear with connection to all existing services, and (2) demolition of existing garage and construction of a replacement garage and all associated site development works at 8 Saint Oran's Road, Ardaravan, Buncrana, 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 size, bulk and design of the proposed extension fails to reflect and respect the scale and character of the dwelling and the character of the surrounding environment, and as such, the proposed development contravenes Policy UB-P-27 of the Donegal County Development Plan 2018–2024 which seeks to ensure that proposals for extensions to dwellings reflect and respect the scale and character of the dwelling to be extended and its wider settlement. It is considered that the proposed development would, therefore, seriously injure the visual amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.



Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 8<sup>th</sup> day of November 2021.

