



An
Bord
Pleanála

Board Order
ABP-313444-22

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 22/50241

Appeal by Marian Thomas care of RML Planning of 3 David Road, Drumcondra, Dublin against the decision made on the 7th day of April, 2022 by Donegal County Council to grant subject to conditions a permission to Noreen Portno care of Corner Stone Architecture, Front Street, Ardara, County Donegal in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of flat roof conservatory and construct new conservatory including extensions to rear of property together with alterations to facades and all associated site development works, all at New Row, Mullans, Donegal Town, County Donegal in the townland of Mullans.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature and scale of the proposed development and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in keeping with the character of the area and would not seriously injure the amenities of the area or the amenities of properties in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. No mechanical ventilation shall occur on the eastern boundary.

Reason: In the interest of adjoining residential amenity.

3. All external finishes shall match those of the parent dwelling except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of residential amenities.



4. (a) The eastern boundary of the development within the subject site shall not exceed beyond the established building line.
- (b) The eastern boundary of the gym at roof height shall not exceed further than the building line.

Revised drawings showing compliance with the above requirements shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: To define the terms of the permission and in the interest of orderly development.



Joe Boland

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

Dated this 7TH day of July 2023