

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 22/50764

Appeal by William and Sheila Anderson of 101 Ashlawn, Letterkenny, County Donegal against the decision made on the 28th day of July, 2022 by Donegal County Council to grant subject to conditions a permission to WRE Premier Developments Limited care of Michael Friel Architects and Surveyors of Creeslough, County Donegal in accordance with plans and particulars lodged with the said Council.

Proposed Development: Refurbishment and extension to the side of existing dwelling house with all other associated site works at 105 Ashlawn, Letterkenny, County Donegal.

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 house extension, and the character and pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in keeping with the scale and character of both the existing house on the site and other housing in the immediate area, would not seriously injure the residential amenities of the area or of property in the vicinity and would not result in the creation of a traffic hazard. The proposed development would be in accordance with the provisions of the Donegal County Development Plan 2018-2024 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 4th day of July, 2022, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing house and proposed extension shall be jointly occupied as a single residential unit and shall not be used as student accommodation unless authorised by a prior grant of planning permission.

Reason: To clarify the nature and extent of the permitted development to which this permission relates and to ensure that adequate car parking and services are provided to serve the proposed development.

3. The proposed development shall incorporate a maximum of two number off-road parking spaces. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

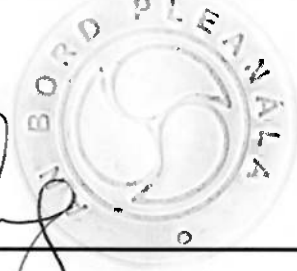
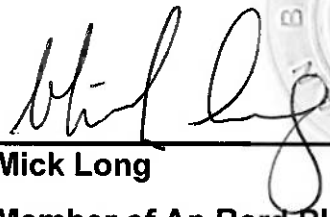
Reason: In the interest of visual and residential amenity, and of traffic and pedestrian safety.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a satisfactory standard of development.

5. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



Mick Long

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

Dated this 25 day of October 2023.