

An
Bord
Pleanála

Board Order ABP-314499-22

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

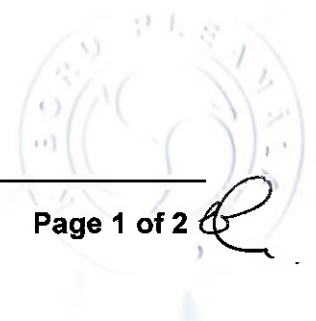
Planning Register Reference Number: 22/51064

Appeal by Ronan McAnenny care of Harley Planning Consultants Limited of 1 Melmount Park, Strabane, County Tyrone against the decision made on the 11th day of August, 2022 by Donegal County Council to refuse permission.

Proposed Development: Retention of repositioning of existing mobile home to the location of the long-established mobile home. Retention of additional internal security gates and concrete paving. Permission for site development works, including connection to existing services serving the long-established mobile home, decking around the newly located mobile home and associated development works. Permission for a pedestrian gate adjacent to the internal security gates, all at Rossnowlagh Lower, Rossnowlagh, County Donegal.

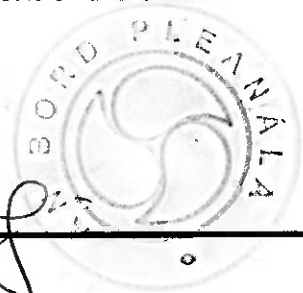
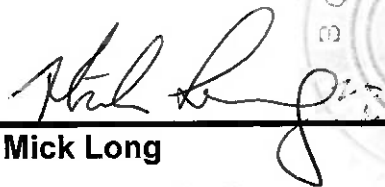
Decision

REFUSE permission for the above development for the reasons and considerations set out below.



Reasons and Considerations

It is considered that the development proposed to be retained would be contrary to Policy UB-P-25 of the Donegal County Development Plan 2108-2024 (as varied) as it would involve the subdivision of an existing residential site, which would result in a haphazard, disorderly and substandard form of development within the curtilage of the existing property that would seriously impact on residential amenities due to a lack of private amenity space and overlooking with impacts on privacy. The development would create an undesirable precedent for similar developments in the future which would impact on the overall character of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *27* day of *October* 2023.