



An
Bord
Pleanála

Board Order
ABP-314900-22

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 22/50530

Appeal by Anne Fletcher of 6 Saint Oran's Road, Buncrana, County Donegal against the decision made on the 29th day of September, 2022 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 in accordance with plans and particulars lodged with the said Council.

Proposed Development: Renovation and erection of an extension to existing dwelling consisting of a two-storey extension to the rear with connection to all existing services. Demolition of garages and all associated site development works, all at 8 Saint Oran's Road, Buncrana, County Donegal in the Townland of Ardaravan. The proposed development was revised by the further public notices received by the planning authority on the 8th day of September, 2022.

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 Established Zoning which applies to the site under the Donegal County Development Plan 2018-2024, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or of property in the vicinity. 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 11th day of August, 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 proposed development shall be amended as follows:
 - (a) The first-floor wrap-around window serving bedroom number 3 shall incorporate a design element that restricts views back towards the adjoining house.
 - (b) The additional west-facing window serving bedroom number 3 shall be omitted.
 - (c) The first-floor window serving the proposed walk-in wardrobe shall have a sill height of 1.8 metres from the finished floor level of the first floor.

Prior to commencement of development, the developer shall submit revised drawings showing compliance with these requirements for the written agreement of the planning authority.

Reason: In the interest of residential amenity.

3. Prior to commencement of development, the developer shall submit details of the proposed brick finish for the written agreement of the planning authority.

Reason: In the interest of visual amenity.

4. Boundary treatments shall comply with the requirements of the planning authority. Details in this regard shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.



5. Surface water drainage arrangements 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.

6. 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.




Liam Bergin

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

Dated this 23 day of August 2023.