



An
Bord
Pleanála

Board Order

ABP-316095-23

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 22/51769

Appeal by William and Anna Deeney and others of 1 Pound Street, Rathmullan, Letterkenny, County Donegal against the decision made on the 23rd day of February, 2023 by Donegal County Council to grant subject to conditions a permission to Superior Quality Builders Limited care of Michael Friel Architects and Surveyors of Creeslough, County Donegal.

Proposed Development: Demolition of part of the existing lounge area. Rebuild the lounge area and provide for apartment above. Refurbishment of existing apartment above the bar area and provide for an extension to the rear of the existing building to include a new staircase to serve the old and new apartments, and all other associated site development works, including connections to existing services, all at Pound Street, Rathmullan, County Donegal.

Decision

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

Reasons and Considerations

1. Notwithstanding the location of the site within an existing built-up settlement, the design of the proposed development and, in particular, the proposed new apartment, it is considered that, by reason of its inadequate room sizes, inadequate storage, inadequate levels of natural daylight and lack of any cycle storage provision where no off street parking is proposed, the proposed development would conflict with the standards recommended in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities published by the Department of Housing, Local Government and Heritage in December 2022 and, as such, would constitute an inappropriate form of development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its design, scale, site coverage and, in particular, the two-storey-high development along the eastern boundary of the adjacent private amenity open space associated with the neighbouring property to the south, would constitute overdevelopment of a small site, which would be overbearing to the adjoining property, would likely cause an unacceptable reduction in sunlight to the amenity open space and would seriously injure the residential amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

M. Henchy

Mary Henchy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *26th* day of *March*

2024.