

An
Bord
Pleanála

Board Order ABP-316263-23

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 23/50064

Appeal by Ann Sheridan of Keenaghan, Kilmacrennan, Letterkenny, County Donegal against the decision made on the 16th day of March, 2023 by Donegal County Council to grant subject to conditions a permission to Louise McKee and Ivan Irwin care of Michael Friel Architects and Surveyors Limited of Creeslough, Letterkenny, County Donegal.

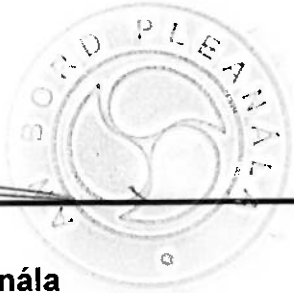

Proposed Development: Retention of a lean-to storage shed with all other associated site works, all at Keenaghan, Kilmacrennan, Letterkenny, County Donegal.

Decision

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

Reasons and Considerations

1. Notwithstanding the proposed storage use of the structure proposed to be retained, it was designed and continues to present as a stable structure rather than as a storage shed. A large storage structure is already present on the site, and the Board is not satisfied that the retention of an additional structure, as built, will not be used as stable use in the future and would negatively impact on the residential amenity of neighbouring property. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the overall size and configuration of the site, it is considered that the location of the structure proposed to be retained, taken in conjunction with the large storage structure on the site and other buildings in the vicinity, creates an ad hoc and cluttered series of buildings visible from the public road which is considered to interfere negatively with the character of the landscape which is designated as an area of High Scenic Amenity. The development proposed to be retained would be contrary to planning policy N-PH-13 of the County Donegal Development Plan 2018-2024, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 26th day of March, 2024.