



Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 23/50519

APPEAL by Sarah and Ann Doherty of Magherard, Ballyliffen, Clonmany, Inishowen, County Donegal against the decision made on the 5th day of October, 2023 by Donegal County Council to grant subject to conditions a permission to Orla McFeeley care of North West Modern Design of 42 Marian Park, Buncrana, County Donegal.

Proposed Development: Retention of the foundations, rising walls to sub-floor level and floor slab and permission for the erection of a private garage/storage shed and all associated site development works at Ballyliffin, Clonmany, County Donegal in the townland of Ballyliffin.

Decision

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

Reasons and Considerations

Having regard to Policy RH-P-9 and Appendix 4 of the Donegal County Development Plan 2018-2024, it is considered that, due to its size and siting, the development to be retained and the proposed development would fail to be either subordinate to or have a complementary relationship with the applicant's dwelling house. Accordingly, the development to be retained and the proposed development would contravene Policy RH-P-9, would be contrary to the advice set out in Appendix 4 of the Development Plan, and by extension, in an area of high scenic amenity, would contravene Policy NH-P-7 of the Development Plan. To grant retention permission for the works already carried out and planning permission for the completion works needed to provide the proposed building for use as private garaging/domestic storage would lead to a negative landscape impact and it would risk the establishment of an adverse precedent for such oversized and poorly sited buildings in areas of high scenic amenity. The proposal 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 10th day of May 2024.