

An
Bord
Pleanála

Board Order
ABP-318575-23

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 23/51366

APPEAL by Patrick Curran care of Patrick Canning and Associates of Ballylawn, Manorcunningham, Letterkenny, County Donegal against the decision made on the 3rd day of November, 2023 by Donegal County Council to refuse permission for the proposed development.

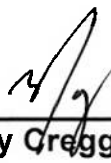
Proposed Development: Erection of a domestic shed along with all associated site works at Ballyargus, Redcastle, County Donegal.

Decision

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

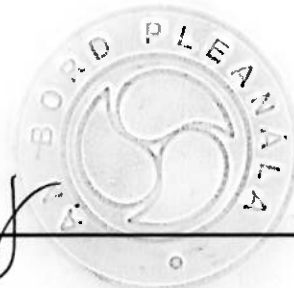
Reasons and Considerations

It is the policy of the Donegal County Development Plan 2018-2024 (Policy NH-P-7) that development within areas of 'High Scenic Amenity' should be of a nature, location and scale that integrates within and reflects the character and amenity designation of the landscape, while Policy NH-P-17 seeks to preserve views and prospects of special amenity value and interest between public roads and lakes. The development plan (Part B, Appendix 4) also outlines that annex buildings and garages should be subordinate and sited to complement the main dwelling. Having regard to the detached and exposed siting of the proposed building, together with its excessive scale and design of an industrial character, it is considered that the proposed development would form an obtrusive and incongruous feature which would not be subordinate or complementary to the main dwelling, would significantly and materially intrude on views of Lough Foyle, and would not integrate with, or be reflective of, the character of this landscape of 'High Scenic Amenity'. The proposed development would seriously injure the visual amenities of the area, would be contrary to policies NH-P-7 and NH-P-17 of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gregg

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



Dated this 28th day of March 2024.