

An  
Bord  
Pleanála

**Board Order**  
**ABP-318686-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 2350876**

**APPEAL** by Claire and Dan McColgan and Others of 14 Saint Oran's Road, Buncrana, County Donegal against the decision made on the 16<sup>th</sup> day of November, 2023 by Donegal County Council to grant subject to conditions a permission to Dipak Dhakal care of North West Modern Designs of 42 Marian Park, Buncrana, County Donegal.

**Proposed Development:** Elevational alterations to existing dwelling and construction of extension to existing garage and change of use of same to apartment to rear of existing dwelling and all associated site development works, all at Saint Oran's Road, Ardaravan, Buncrana, County Donegal.

## Decision

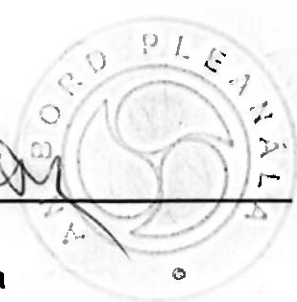
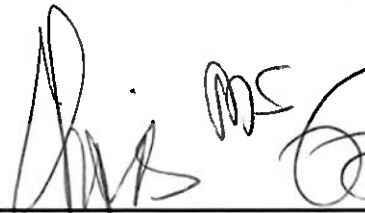
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

1. Having regard to the nature and scale of the proposed development, which includes the extension of an existing garage and its change of use to apartment use (whether or not it is proposed to use the apartment for independent living of a family member, as set out in the documentation submitted to the planning authority on 24<sup>th</sup> October 2023), along with alterations to the physical appearance and layout of the existing dwelling on site, and to the relevant provisions of the Donegal County Council Development Plan 2018-2024 (as varied), including Policy UB-P-27 (b) (provision is made for an adequate and safe vehicular access), it is considered that the overall proposed development which includes extended floorspace allocated to residential use on the subject site, would endanger public safety by reason of traffic hazard, due to the intensification of activity utilising an existing vehicular access which is considered substandard by reason in insufficient sightlines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed alterations to the existing dwelling, including the extension of the dormer at first floor level on the front elevation, the removal of the existing ground floor bay windows and the nature of the materials proposed including the proposed zinc roof and also having regard to the zinc-clad apartment building to the rear, it is considered that the proposed development would fail to respect the character of the existing dwelling on site and would therefore be seriously injurious to the visual amenity of the area and would be

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inconsistent with the spirit and intent of Donegal County Council Development Plan 2018-2024 (as varied), including Policy UB-P-27 (a), (development should reflect and respect the scale and character of the dwelling and its wider settlement). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

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

Dated this 30<sup>th</sup> day of May 2024.