



An
Bord
Pleanála

Board Order
ABP-320308-24

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 24/60725

APPEAL by Stephen Davenport care of Brannigan Associates of The Gate House, Station Road, Glenties, County Donegal against the decision made on the 4th day of July, 2024 by Donegal County Council to refuse permission.

Proposed Development: Construction of an outbuilding for use as a home office and domestic garage adjacent to existing dwelling, including all associated site development works, all Dooley, Lettermacaward, 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 design, scale and siting of the proposed detached garage/home office to the rear of the overall property which currently accommodates significant built form and which is considered to be restricted in overall layout, it is considered that the development would contribute to over-development on the site. Furthermore, it is considered that by reason of its scale including the ridge height, the proposed development would seriously injure the visual amenities of the area and contravene Policy RH-P-9(a)(iv) of the County Donegal Development Plan 2024-2030. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied, on the basis of the lack of information provided, that the existing effluent treatment system on the subject site has the capacity to effectively treat foul effluent arising from the additional loading from the proposed development which includes sanitary facilities, in accordance with the Environmental Protection Agency's Code of Practice for Domestic Waste Water Treatment Systems (PE <10) (EPA 2021). It is considered that the proposed development would be at a variance with Policy RH-P-9(b)(iv) of the County Donegal Development Plan 2024-2030. In the absence of sufficient detail within the application documentation regarding wastewater treatment, the proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



3. Having regard to the absence of information provided in the application documentation with respect to sightlines in a western direction, including lack of boundary height details and details regarding consent or otherwise to control landscaping etc. on adjoining lands outside the red and blue lines as shown on the application drawings, and also having regard to the provision of a vehicular access and works carried out to the roadside boundary, the Board cannot be satisfied that the proposed development would not endanger public safety by reason of traffic hazard. 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 3rd day of December 2024.