

An
Bord
Pleanála

Board Order ABP-320577-24

Planning and Development Acts 2000 to 2022

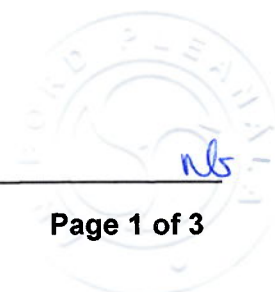
Planning Authority: Donegal County Council

Planning Register Reference Number: 24/60567

Appeal by C and C Property Investment Limited care of Harley Planning Consultants Limited of 1 Melmount Park, Strabane, County Tyrone against the decision made on the 2nd day of August, 2024 by Donegal County Council to refuse permission for development comprising retention of basement of dwelling, change of use of garage to two bedrooms and conversion of roof space area to two bedrooms and permission for change of use of dwelling to a nine-bedroom guesthouse, all at Tullygay, Newmills, Letterkenny, County Donegal.

Decision

GRANT permission for retention of the basement for storage purposes, the change of use of the garage to a games room and the conversion of the roof space area to two bedrooms based on the reasons and considerations marked (1) under and subject to the conditions set out below. **REFUSE** permission for the change of use of the existing house to a nine-bedroom guesthouse for the reasons and considerations marked (2) under.



Reasons and Considerations (1)

Having regard to the established use of the site for residential purposes, it is considered that, subject to compliance with the conditions set out below, the proposed retention of the basement for storage purposes, the change of use of the garage to a games room, and the conversion of the roof space area to two bedrooms would not detract from the visual or residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 25th day of June, 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The use of the basement shall be restricted to use for storage purposes only in association with the use of the house as a single-family dwelling.

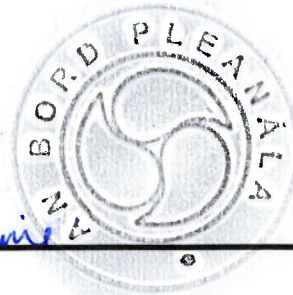
Reason: In the interest of clarity and residential amenity.

3. The use of the games room shall be restricted to purposes incidental to the enjoyment of the house as a single-family dwelling.

Reason: In the interest of clarity and residential amenity.

Reasons and Considerations (2)

Having regard to the excessive gradient of the private driveway serving the site, its poor alignment and single vehicle carrying capacity, coupled with the restricted width and poor alignment of the adjoining access road, including a severe bend to the south of the site, it is considered that the proposed conversion of the house to a guesthouse would significantly intensify the use of the site and would create significant additional vehicular movements to and from the site, which would seriously impact on traffic safety both within the site and on the adjacent road. The proposed development would be contrary to Policy TOU-P-8 in relation to 'Tourism Development General Criteria' of the Donegal County Development Plan 2024-2030, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 31 day of March 2025.