

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 2460926

APPEAL by Marina Carlin of 13 Rosemount Terrace, Letterkenny, County Donegal against the decision made on the 3rd day of October 2024 by Donegal County Council to grant, subject to conditions, a permission to Roisin Roche care of Michael Friel Architects and Surveyors Limited of Creeslough, Letterkenny, County Donegal.

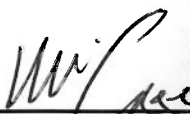
Proposed Development: Change of use of existing domestic garage to residential use along with all other associated site works, all at 15 Rosemount Terrace, Letterkenny, County Donegal.

Decision

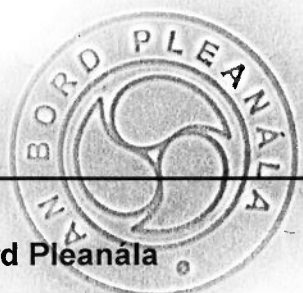
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The Board considered that the proposed change of use of the subject premises would have a seriously detrimental impact on the amenity of neighbouring residential properties due to insufficient separation distances between opposing windows, in contravention of Specific Planning Policy Requirement (SPPR) 1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) (Separation Distances), would be substandard in terms of private open space provision for the occupant(s) of the proposed residential unit, in contravention of Specific Planning Policy Requirement (SPPR) 2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) (Minimum Private Open Space Standards for Houses), and would, therefore, be contrary to the proper planning and sustainable development of the area.



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



Dated this 23rd day of April 2025.