



An
Bord
Pleanála

Board Order ABP-321793-25

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 24/61830

Appeal by Éamonn Mac Suibhne care of MCI Planning and Development of 25 Troy Park, Derry, Northern Ireland against the decision made on the 9th day of January, 2025 by Donegal County Council to refuse permission for the proposed development.

Proposed Development: Construction of a two-storey side extension to provide a granny flat, a front and rear first floor extension to the existing dwelling, replacement of existing front porch, internal alterations and refurbishment and all associated site works at 7 Harbour Heights, Croaghross, Portsalon, County Donegal.

Decision

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

Reasons and Considerations

1. Having regard to the overall scale, mass, detailed design and footprint of the proposed extension relative to the existing house, it is considered that the proposed development would fail to integrate with the character and form of the existing structure and would constitute a discordant form of development. Accordingly, it is considered that to permit the proposed development would, by itself and by the disorderly precedent it would set, seriously injure the visual amenity of the adjoining properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale and massing of the proposed development, and in such close proximity to the properties located immediately southwest and northeast of the development, it is considered that the proposed development would have an unacceptable detrimental impact on the residential amenity of third parties by virtue of the over dominance of the proposed extensions. Accordingly, it is considered that to permit the proposed development would result in a disorderly form of development, would seriously injure the residential amenities of the adjacent properties and the visual amenities of this designated 'Area of Especially High Scenic Amenity' and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the proposed development can be satisfactorily treated and disposed of, notwithstanding the proposed use of the existing Wastewater Treatment System (WWTS) that serves Harbour Heights. The proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this 30th day of May 2025.