



An  
Bord  
Pleanála

**Board Order**  
**ABP-321886-25**

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## **Planning and Development Acts 2000 to 2022**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 2462069**

**Appeal** by Sarah Lingard of 14 Damson Close, Thrapston, Kettering, Northamptonshire, England against the decision made on the 7<sup>th</sup> day of February, 2025 by Donegal County Council to grant permission, subject to conditions, to Joshua and Emily Bishop care of Michael Friel of Creeslough Beg, Creeslough, County Donegal for the proposed development.

**Proposed Development:** Planning permission for development to existing dwelling house as follows: (1) Reconstruction to the existing ground floor extension to the rear of the dwelling house, (2) construction of first floor extension as bedrooms and, (3) all associated site development works at Ballymagowan, Dunkineely, County Donegal.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the provisions of the County Donegal Development Plan 2024-2030, the location of the proposed development within the settlement boundary of Dunkineely and near the village centre, the small scale nature of the proposal in the context of the appeal site and surrounding area, and the prevailing pattern and character of development in this area, it is considered that, subject to compliance with the conditions set out below, the proposed development is an acceptable form of development and would not seriously injure the residential or visual amenities of the area or of property in the vicinity or endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed extensions shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

3. The existing dwelling and the proposed extensions shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let, or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

5. Vehicular and pedestrian access to adjoining properties to the west of the subject site shall be made available during construction of the development hereby permitted.

**Reason:** To preserve residential amenities and in the interests of orderly development and public safety.

6. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.



**Patricia Callear**

**Member of An Bord Pleanála**

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

Dated this 20<sup>th</sup> day of May 2025.