



An
Bord
Pleanála

Inspector's Report PL05E.249172



Development	Construction of a storey and a half extension to existing dwelling
Location	Annagry, Letterkenny, Co. Donegal
Planning Authority	Donegal County Council
Planning Authority Reg. Ref.	17/50970
Applicant(s)	Keith & Sinead Quigley
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Eithne McAlinden
Observer(s)	An Taisce
Date of Site Inspection	07/12/2017
Inspector	Gillian Kane

1.0 Site Location and Description

- 1.1.1. The subject site is located on the southern side of a narrow cul-de-sac serving two sets of holiday home developments in the village of Annagry in north-western Donegal. The village is approximately 40km west of Letterkenny. The single storey bungalows are located to the east and west of the central road which curves up the side of the hillside. Although elevated above the village, there is no visibility from the surrounding road network due to the presence of a number of other dwellings and a tree line.
- 1.1.2. Photographs from the site visit are appended to this report.

2.0 Proposed Development

- 2.1.1. Permission was sought for the construction of a part single, part two storey extension of 84sq.m., with an overall height of 7.2m

3.0 Reports on file following submission of Application

3.1. Third Party Observations

- 3.1.1. Five objections to the proposed development were submitted to the Planning Authority.
- 3.2. **Planning Report:** proposed extension will introduce a new architectural style which will successfully integrate with the surrounding. Overlooking will not occur.

4.0 Planning Authority Decision

4.1. Decision

- 4.1.1. On the 12th September 2017 the Planning Authority issued a notification of intention to **grant** permission subject to 2 no. standard conditions.

5.0 Planning History

- 5.1.1. Planning Authority reg. ref. 99/2421: Planning permission granted for two holiday chalets.

6.0 Policy Context

6.1. Donegal Development Plan 2012-2018

- 6.1.1. The subject site is located within the settlement boundary of Annagry, a Tier 4 settlement, as shown on Map 22 of Appendix A: Settlements Framework.

7.0 The Appeal

- 7.1.1. A third party appeal against the Council's decision to grant permission was received by the Board on the 5th September 2017. The appeal is stated to be a joint objection from the author and five others.

- 7.1.2. The grounds of appeal can be summarised as follows:

- The proposed development is located within an area of outstanding natural beauty (AONB) and can be seen on the R266 and at various points on the R259.
- The proposed extension is visually obtrusive, would be detrimental and would not be in keeping with the surrounding traditional white cottages.
- The extension to another cottage is a traditional porch.
- The gross floor space of the proposed extension is 85.7sq.m. is disproportionate to the cottage and affects the uniformity of the site, devaluing all the properties.
- The proposed extension will overlook adjoining properties.
- The original planning permission for the cottages (Planning Authority reg. ref. 99/2421 refers) omitted two dwellings, in order to preserve the amenities of the area. Other conditions regulated the roof type, external walls and the finished floor levels.
- Planning Authority reg. ref. 04/3756 provides additional living accommodation in keeping with the other cottages.
- A Ringfort 2000BC directly to the east of the development was not acknowledged.
- The wider area is rich in history and has featured on film.
- The Board is requested to refuse permission.

- Appeal accompanied by a copies of the objections made to the County Council, photographs, copy of parent permission 99/2421, photo of houses granted under permission 04/3756 and details of local history.

7.2. Planning Authority Response

7.2.1. There are no policies or objectives with the County Development plan which preclude the proposed development. It is considered that the proposed development will integrate with the character of the wider development and will be absorbed into the rising landscape to the rear of the site. The proposed development will not be visually obtrusive and will not block views.

7.3. Applicants response to Appeal

- The existing dwelling is poorly laid out. The proposed extension which allows for greater use by the family is appropriate and sensitive.
- During pre-planning discussions the Planning Authority were welcoming of the design.
- A wide variation of house styles is visible in the wider area and the proposed extension will not be seen from the wider area.
- It is submitted that the Appellants photos are not accurate.
- The hillside to the rear of the property will not be broken and will absorb the proposed extension.
- The existing development is a poorly designed, with simple bungalows orientated the wrong direction.
- There will be no overlooking with a 20m separation distance between dwellings.
- The proposed extension is of high quality and will sit comfortably in the host environment.
- The Board is requested to grant permission.

7.4. **Observations**

- 7.4.1. **An Taisce:** Substantial extension to a holiday home on a hillside elevated above the surrounding area. Proposed extension does not reflect design character of existing cluster with regard to scale and ridgeline. Proposed development would have an adverse effect on the character of the area.

8.0 **Assessment**

- 8.1.1. The proposed part single part two storey extension is to be located to the east of an existing single storey dwelling. The dwelling is part of a small development of bungalows on either side of a local cul-de-sac.
- 8.1.2. The proposed extension is markedly contemporary and adds interest to the existing dwelling. There is no architectural merit to the existing dwellings. I do not accept the appellants claim that the bungalows are “traditional cottages”. They are simple, single storey dwellings with few features of interest. The area has no landscape classification. A wide variety of architectural styles is visible in the wider area and the proposed extension will not detract visually, nor will it harm the surrounding backdrop. No overlooking will occur.
- 8.1.3. The proposed extension is considered acceptable and in keeping with the pattern of development in the surrounding area.

8.2. **Appropriate Assessment**

- 8.2.1. Having regard to the nature and scale of the proposed development and / or the nature of the receiving environment, and / or proximity to the nearest European site, no appropriate assessment issues arise and it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects, on a European site.

9.0 **Recommendation**

- 9.1.1. I have read the submissions on file, visited the site, and have had due regard to the provisions of the Donegal County Development Plan 2012-2018 and all other matters arising. It is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the development plan, would not injure the amenities of the area and would be in accordance with the

proper planning and sustainable development of the area. I recommend permission be GRANTED subject to the following conditions:

10.0 Reasons and Considerations

Having regard to the zoning objectives for the area and pattern of development in area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity and would be acceptable in terms of traffic safety, public health and convenience. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

11.0 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. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.

3. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

4. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay rubble or other debris on adjoining roads during the course of the works.

Reason: In the interest of residential amenity

Gillian Kane

Senior Planning Inspector

11 December 2017