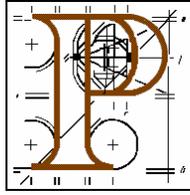


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2009

Galway City

Planning Register Reference Number: 09/316

An Bord Pleanála Reference Number: PL 61.235292

APPEAL by Kieran Hurley care of O'Connor and Shanahan Architects of 93 O'Connell Street, Limerick against the decision made on the 15th day of October, 2009 by Galway City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of two number dwellings comprising one number two storey dwelling and one number one and two storey dwelling, connection to existing public sewers, new site entrances and all ancillary site works. This application seeks the demolition of existing domestic garage and alterations to existing dwelling at number 31 Lakeshore Drive, Renmore, Galway.

DECISION

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

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The proposed development, having regard to its location on a corner which is prominent when viewed from Lough Atalia in an area which is characterised by low density housing on generous plots, would by reason of the layout, siting, scale, height and design, result in overdevelopment of the site, inadequate private amenity space and distances between dwellings and site boundaries, would create an obtrusive feature in the streetscape and would erode the established character of the area. The proposed development would, therefore, seriously injure the visual and residential amenities of the area and would conflict with the objectives of the current Galway City Development Plan to respect the established character of the street and the existing height, scale and proportions of the adjoining properties, which objectives are considered reasonable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2010.