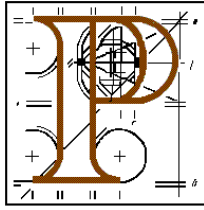


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway City

Planning Register Reference Number: 15/151

An Bord Pleanála Reference Number: PL 61.245442

APPEAL by Kieran Hurley care of Planning Consultancy Services of Gray Office Park, Headford Road, Galway against the decision made on the 12th day of August, 2015 by Galway City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of one new two-storey dwelling to the rear of the site (facing Lough Atalia Grove), connection to existing public sewer, new entrance from Lough Atalia Grove, sub-division of existing site and all ancillary site works 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

1. Having regard to the design of the proposed development with a gable faced frontage onto Lough Atalia Grove and incorporating a series of angled front facing windows, it is considered that the proposed development would seriously injure the visual amenities of the area and of property in the vicinity and would, therefore, not be in accordance with the proper planning and sustainable development of the area.
2. Having regard to the position of the proposed house on site, to the scale of the proposed development and to the fact that the existing house on the site adjacent to the proposed development, number 31 Lakeshore Drive, would be left without a useful rear amenity space, it is considered that the proposed development would represent overdevelopment of a very restricted site and would seriously injure the residential amenity of number 31 Lakeshore Drive. The proposed development would, therefore, not be in accordance with 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 2015.