



An
Bord
Pleanála

Board Direction
PL07.249364

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th June 2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1-Having regard to the existing condition of the structures on site, the extent of works required to complete a dwelling to modern standards, and the scale of the development proposed, relative to the original dwelling house, the proposed dwelling house is considered to be contrary to the requirements of Objective RHO 7 of the Galway County Development Plan, as the applicant has not demonstrated that the existing structure can be renovated or extended, nor does the proposed development preserve the character of the original dwelling house on the site. As such the proposal would detract from the visual amenity of the area and would set an undesirable precedent for similar future development in the area, and would be contrary to the proper planning and sustainable development of the area.

2-The proposed dwelling house, having regard to its scale and having regard to its prominent siting in a highly scenic coastal location in an area of 'Outstanding' Landscape Value Rating as shown on Map LCM1, and shown as a Class 4 "Special" Landscape in the Galway County Development Plan 2015-2021, would have a detrimental impact on the character of the landscape and would have an adverse impact on the visual amenity of the area. As such, it would be contrary

to Policy LCM 1 which seeks to preserve and enhance the character of the landscape and to DM Standard 6 as set out in the said Plan, which seeks to avoid obtrusive locations and provide for the assimilation of development into the landscape. It is considered that the development proposed would, therefore, set an undesirable precedent and be contrary to the proper planning and sustainable development of the area.

3-Having regard to the location of the site in an area where housing is restricted to persons demonstrating local need in accordance with the current Galway County Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 7th June, 2018

Terry O'Niadh

Note: The Board noted the Inspector's concerns in relation to the new access proposed and the lack of adequate sightlines but considered that the proposed reasons for refusal obviated the need to further pursue this matter.