



An
Bord
Pleanála

Board Direction
BD-000766-18
ABP-301115-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/07/2018.

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

Reasons and Considerations

Having regard to the Galway City Development Plan 2017-2023, it is considered that the proposal would comply with the residential zoning objective for the site which is to provide for residential development and for associated support development which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods, the board considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual and residential amenities of adjacent properties or properties in the area. The proposed development would thus 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 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. The proposed development shall be amended as follows:

The proposed front porch extension shall be omitted. Revised drawings showing compliance with these requirements 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 proposed extension shall be jointly occupied as a single residential unit and the extension shall not be 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. The external finishes of the proposed extension (including roof tiles / slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. 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.

Board Member

Date: 24/07/2018

Maria FitzGerald