



An
Bord
Pleanála

Board Direction
BD-001658-18
ABP-301886-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2018.

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

Reasons and Considerations

and considerations set out below.

Reasons and Considerations

1. Having regard to the pattern of development in the area and the scale of the development proposed, it is considered that the proposed extension by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenities of adjoining properties by reason of visual intrusion and overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would contravene Section 11.3.1(c) of the Galway City Development Plan 2017 – 2023 which requires that private open space (areas generally not overlooked from the public road) exclusive of car spaces shall be provided at a rate of not less than 50% of the gross floor area of the residential unit. The residual rear garden at 34 square metres would contravene the above standard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/11/2018

Michelle Fagan