



An
Bord
Pleanála

Board Direction
BD-001637-18
ABP-302221-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/11/2018.

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 zoning objective for the site, the pattern of development in the vicinity and the policies of the current Galway City Council Development Plan 2017-2023, it is considered that the proposed development would not detract from the character of the area, would not seriously injure the residential or visual amenity of the area and would not materially impact on on-street parking pressure on surrounding streets. The proposed development would, therefore, 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 particulars lodged with the application, as amended by the further plans and particulars submitted on the 8th day of June 2018, 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. Prior to the commencement of development, details of appropriate measures to ensure the privacy of the shower room windows at ground and first floor levels should be submitted to the planning authority for approval in writing.

Reason: To ensure the privacy of occupiers of the dwelling house.

3. Prior to the commencement of development, details of the landscaping scheme for the appeal site, including hedging or tree planting along the front and side boundary of the site shall be submitted to the planning authority for approval in writing. The landscaping of the site shall be implemented prior to the two storey extension being first occupied, or as otherwise agreed in writing by the planning authority. Any trees/planting failing within the first five years shall be replaced.

Reason: In the interest of visual amenity.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall be erected on the site without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the extended dwelling

and in the interest of the amenities of the area.

5. 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.

6. The external finishes of the proposed development shall match those of the existing dwelling.

Reason: In the interest of visual amenity.

7. Any alterations to public services, public areas or utilities necessitated by the development shall be carried out at the developer's expense having firstly obtained the agreement in writing of Galway City Council or other bodies responsible for such areas or utilities, before any alterations are carried out.

Reason: In the interest proper planning and sustainable development of the area.

8. Surface water run-off associated with this development shall not be permitted to discharge onto the public road or footpath.

Reason: In the interest proper planning and sustainable development of the area.

9. The site works and building works required to implement the development shall only be carried out between 07.00 hours and 18.00 hours, Monday to Friday and between 08.00 hours and 14.00 hours on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To safeguard the residential amenities of the surrounding area.

Board Member

Date: 14/11/2018

John Connolly