



An
Bord
Pleanála

Board Direction
BD-001914-18
ABP-302385-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

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

Reasons and Considerations

The site is in an area subject to the zoning objective R: *"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."* in the Galway City Development Plan, 2018-2023. It is considered that the proposed development by reason of configuration whereby it extends along the entire depth of the site behind the existing dwelling, adjacent to the eastern boundary, at a significant height ranging from 4.3 to 4.8 metres is out of character with the established pattern, layout and character of the area and would be visually obtrusive and overbearing in impact and seriously injure the residential amenities of the adjoining property at No 85 Lurgan Park and, would result in diminution in the quality of attainable residential amenity for the occupants of the existing dwelling. As a result, the proposed development is contrary to the development objective for the area and to the proper planning and sustainable development in the area.

Board Member

Date: 11/12/2018

Maria FitzGerald