



An
Bord
Pleanála

Board Direction
BD-005609-20
ABP-306344-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/04/2020.

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 excessive depth, height, scale, massing and footprint of the rear extension to be retained and completed, it is considered that the extension constituted overdevelopment of the site that would be overbearing on adjacent residential properties. The proposed development would, therefore, seriously injure the residential amenities of adjoining properties and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to Section 11.3.1 (c) of the Galway City Development Plan, 2017 – 2021, which requires that private open space (areas generally not overlooked from a 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 board considered that the quantum of residual private open space is not in accordance with development plan provisions. Furthermore, the Board considered that the overall quality of the open space is unsatisfactory by reason of the constrained nature of the area adjacent to walls/structures. The Board considered that the development to be retained and completed, would be contrary to the provisions of the Galway City Council Development Plan

2017–2023, would seriously injure the residential amenity of future occupants of the dwelling and would therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed porch extension by virtue of its two metres projection forward of the front building line and its proximity to the habitable window serving No. 11 Cookes Terrace would obstruct access to natural daylight and would be visually imposing to occupants. As a result, the proposed porch extension would seriously injure the residential amenities of the adjoining property and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/04/2020

Maria FitzGerald