



An  
Bord  
Pleanála

**Board Direction**  
**BD-006483-20**  
**ABP-307163-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/09/2020.

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 area, the policies and objectives of the Galway City Development Plan 2017-2023, in particular Policy 2.6 Established Suburbs Section and Section 11.3 Residential Development, the design and layout of the proposed development and the pattern of development in the area, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not be overbearing and visually intrusive in views from the adjoining property, would not significantly obstruct access to daylight within the internal accommodation or the private open space at the adjoining property, would not seriously injure the residential or visual amenities of the area. 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 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:
  - (a) the mezzanine level shall be omitted, including the access stairs and door access to the lower south roof from Mezzanine level. The roof height in the northern side of the building shall be reduced to mirror that of the southern side.
  - (b) no permission is granted to incorporate the existing balcony area on northern section of the front (western) elevation into newly configured bedrooms 3 and 4 at first floor level or the living area at second floor level.
  - (c) Access to the second floor balcony on the front (western) elevation, off the dining room shall be solely from the dining room.

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 clarity, public safety and residential amenity.

3. The existing dwelling and proposed extension shall not be subdivided and shall be jointly occupied as a single residential unit.

**Reason:** In the interest of clarity and the residential amenities of the area.

4. The external finishes, including roof materials and stone shall be submitted for the written agreement of the Planning Authority prior to the commencement of any development on site.

**Reason:** In the interest of visual amenity.

**Board Member**

**Date:** 16/09/2020

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Paul Hyde