



An  
Bord  
Pleanála

**Board Direction**  
**BD-007013-20**  
**ABP-307752-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/11/2020.

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

### **Reasons and Considerations**

Having regard to the derelict structure on site and to the nature and extent of the existing permission on site under Register Reference 18/1435, it is considered that the proposed development which is described as amendments to the scheme permitted under 18/1435, would by reason of its overall floor area of 233 square metres relative to the stated floor area of 49 square metres for the derelict structure, and by reason of its design, fundamentally compromise the original character of the existing structure whereby the existing structure would be overwhelmed by the volume of new build and would in effect be unidentifiable within the overall proposed dwelling. Furthermore, the proposed development would by reason of its massing, bulk and position on the site proximate to the boundary with an adjoining dwelling, be incongruous and out of character with the pattern of development in the vicinity, would constitute a visually discordant feature that would detract from the original character of the existing structure on the site, would detract from the amenities of property in the vicinity, would be detrimental to the rural character of this area which it is appropriate to preserve, and would set an undesirable precedent for future similar development in this area.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** the Board noted the provisions of Objective RH07 of the Galway County Development Plan 2015-2021, specifically that the derelict structure must be structurally sound, have the capacity to be renovated and/or extended and have the majority of its original features/walls in place. By reference to the documentation submitted with this application and appeal, the Board was not satisfied that these requirements were adequately described in the current application, and thus considered that the provisions of Objective RH07 might not apply. However, having regard to the substantive reason for refusal set out above, it was decided not to pursue this matter within the context of the current appeal.

**Board Member**

**Date:** 24/11/2020

---

Chris McGarry