

An
Bord
Pleanála

Board Direction
BD-013876-23
ABP-313802-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/09/2023.

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 location of the site in a coastal landscape that is designated as 'special' in terms of landscape sensitivity as set out in the Galway County Development plan 2022-2028, to the established residential use, the pattern of development in the area, and the sensitive architectural design response that is proposed, it is considered that the proposed development would be compatible with the visual and scenic amenities of the area and would not impact negatively on the receiving landscape.

The Board took into account DM Standard 4 of the Galway County Development plan which generally requires extensions to be subordinate to an existing dwelling in terms of its design and massing but as also allows that in exceptional cases, a larger extension that complements the existing (host) dwelling in terms of its design and massing. In this regard, the Board was satisfied that the current proposal can be considered an exceptional case, given the extremely limited size of the existing dwelling and the practical need to improve the standard of residential amenity on this site. The Board concluded that the design response is one of high architectural merit and complements the existing dwelling in its design and massing within this sensitive

site. Overall, the Board was satisfied that the proposed development is acceptable and is in accordance with the proper planning and sustainable development of the area.

In reaching its decision, the Board considered the relevant provisions of the Galway County Development plan 2022-2028 noting that the relevant policy objectives of the development plan are unchanged from the previous development plan. The Board determined, having regard to the scale, nature and quality of design of the proposed development that the proposed development would be in accordance with policy objectives LCM1, LCM2 and LCM3 of the Galway County Development plan 2022-2028 and would not materially contravene these or any other provisions.

Conditions


1. The development shall be carried out and completed in accordance with the plans and 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. 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 take place within the curtilage of the house without a prior grant of planning permission.

Reason: In the interest of the amenities of the area.

Board Member


Mary Cregg

Date: 01/11/2023