

An
Bord
Pleanála

Board Direction
BD-012409-23
ABP-314391-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/06/2023.

The Board decided to make a split decision,

- (1) grant permission, for the changes to planning permission 21/35 which consist of increased footprint of rear extension on ground floor.

Reasons and considerations: Having regard to the Galway City Development Plan 2023 – 2029 and the planning history of the site, it is considered that, subject to conditions, the increased footprint of the rear ground floor extension to the dwelling house would fulfil the residential objective zoning of the site and be compatible with the visual and residential amenities of the area.

No Appropriate Assessment issues would arise. The retention of the increased footprint would, thus, accord with the proper planning and sustainable development of the area. Subject to the following conditions:

1.	The development shall be retained in accordance with the plans and particulars lodged with the application, as augmented by the unsolicited additional information submitted on the 11th day of July 2022, 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
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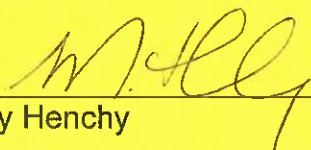
and

- (2) refuse permission for changes to planning permission 21/35 which consist of wider dormer to rear.

Having regard to Section 11.3.1(l) of the Galway City Development Plan 2023 – 2029 and the pattern of development in the area, it is considered that the retention of the wider dormer to rear of the dwelling house would, due to its size and design, overwhelm the rear roof plane and, as such, fail to complement the character and form of the host dormer bungalow. The retention of the wider dormer would thus contravene Section 11.3.1(l) and so be seriously injurious to the visual amenities of the area. It would also establish an adverse precedent for large rear dormers within the area. Consequently, the retention of the wider dormer would be contrary to the proper planning and sustainable development of the area.

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Board Member:


Mary Henchy

Date: 12/06/2023