



An
Bord
Pleanála

Board Direction
BD-015164-24
ABP-315639-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The proposed development, by reason of its design and bulk, would result in a built form that would not appropriately integrate effectively with the host house at this rural location, in particular noting its location within a Special Landscape Sensitivity Class 3 and location off a designated Scenic Route. It would therefore be contrary to Policy Objectives LCM 1, LCM 2, PVSR 1 and DM Standards 4 and the guidance set out in the Appendix 5: Design guidelines for the single rural house contained in the Galway County Development Plan, 2022-2028.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would be contrary to the relevant landscape objectives and the relevant development management standard (DM Standard 4) with respect to House Extensions (Urban and Rural) and Appendix 5: Design guidelines for the single rural house contained in the Galway County Development Plan, 2022-2028 and when these matters are taken into account, the Board reached a conclusion that the proposed development would not be in accordance with the proper planning and sustainable development of the area.

Board Member

Patricia Calleary

Date: 23/01/2024

Patricia Calleary