



Board Direction BD-018326-24 ABP-320496-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2024.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

The Board decided that the development as proposed (in drawings received 28th of May 2024 by the Planning Authority), due to the scale and design of the proposed works, accords with the policies and objectives in the Galway County Council Development Plan including DM Standard 4 House Extensions. The Board also decided that the modest scale of the proposed works at this location will not impact on the landscape character and therefore, is in compliance with policy LCM1, LCM2, and LCM3 of the Galway County Development Plan 2022-2028. The proposed development accords with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered the nature of the works proposed, noting that it would result in a reduced internal floor area for the house, and that the proposed balcony is within the footprint of the existing structure therefore resulting in no additional floor space. The Board, therefore, decided the works proposed are subordinate to the existing dwelling in terms of size and the proposed development is not a significant development proposal that would impact on the landscape.

The Board noted that there were no objections or observations received by the Planning Authority. The Board considered that due to the location of the existing dwelling and the position of the proposed balcony relative to adjoining dwellings the proposed balcony would not detract from the residential amenity of adjoining property. The Board considered the impact of the alteration on the design of the existing house is modest and is not contrary to the development management standards in the Galway County Development Plan 2022-2028 .

The Board considered the Inspectors assessment of the impact on viewpoint angle Reference 8 and reviewed Map 8.4 Protected Views in the Galway County Development Plan, the Board concurred with the Inspectors assessment that the proposed works would not be discernible.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 28th of May 2024.

Reason: In the interest of clarity.

Board Member


Mary Henchy

Date: 28/11/2024