

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway City

Planning Register Reference Number: 15/75

An Bord Pleanála Reference Number: PL 61.246056

APPEAL by Michael Guilfoyle care of Grealish Glynn and Associates of 1 The Punchbowl, Ennis Road, Gort, County Galway against the decision made on the 16th day of December, 2015 by Galway City Council to refuse permission.

PROPOSED DEVELOPMENT: (1) Construction of an extension to the rear of the existing dwellinghouse. (2) Retention of storage shed and conversion of same to living accommodation and (3) conversion of a domestic garage to living accommodation at 31 College Road, Galway. A further public notice was received by the planning authority on the 23rd day of November, 2015, which included: revised landscaping layout, revised parking layout and revised internal layout.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development and the development proposed to be retained, and the planning history of the site, it is considered that, taken together with the original development on this site, the development would result in the over-development of the site, and would fail to comply with the provisions of Section 11.3.1 of the Galway City Development Plan 2011 – 2017 in relation to private amenity space, which requirements are considered reasonable. The proposed development and the development proposed to be retained would, therefore, seriously injure the amenities of the subject property, would set an undesirable precedent for other similar properties in this area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.