

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway City

Planning Register Reference Number: 16/98

An Bord Pleanála Reference Number: PL 61.246809

APPEAL by David and Deirdre Faherty care of James O'Donnell of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 3rd day of June, 2016 by Galway City Council to refuse permission.

PROPOSED DEVELOPMENT: (1) Construction of a first floor rear extension to the existing dwellinghouse over the permitted ground floor rear extension granted under planning register reference number 14/275, (2) an increase of roof height of existing rear extension, and (3) minor internal changes at 32 Oakley Crescent, Galway.

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

The proposed two-storey extension by its design, scale, massing, the limited length of the rear garden, and its proximity to adjacent boundaries and properties, and by the precedent it would create, if permitted, would be out of character with the prevailing pattern and character of the existing dwellings and other residential development in the vicinity of the site. The proposed development would, therefore, seriously injure the residential amenities of the area and depreciate the value of property in the vicinity and would 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.