

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway City

Planning Register Reference Number: 16/134

An Bord Pleanála Reference Number: PL 61.246914

APPEAL by Joan Matthews of 3 Linn Bhuí, Knocknacarra, Galway City against the decision made on the 5th day of July, 2016 by Galway City Council to grant subject to conditions a permission to Rajat Bathla care of Grey Ridge Designs of 63 Father Burke Road, The Claddagh, Galway in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Re-location of two existing roof lights and installation of two dormer style windows to the rear of a dwellinghouse, incorporating associated minor alterations to upstairs bedroom layouts at number 6 Linn Bhuí, Old Ragoon Road, 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

Having regard to the existing pattern of development in the vicinity of the site and in particular the proximity of adjoining residential property, it is considered that the proposed development would seriously injure the residential amenities of adjoining property by reason of overlooking, and would, by reason of the design of the box dormer element projecting from the rear roof plane, be visually obtrusive and out of character with the predominant roofscape in the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the design of the proposed box dormer windows would be visually obtrusive, and out of character with the established pattern in the area, and also agreed with the points raised by the appellant (and observer) that, because of the proximity of the houses, the development would lead to undue levels of overlooking of private rear gardens of neighbouring properties.

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

Dated this day of 2016.