

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway County

Planning Register Reference Number: 16/661

An Bord Pleanála Reference Number: PL 07.247030

APPEAL by Shivam O'Brien care of Stephen Dowds Associates of 5 Mary Street, Galway against the decision made on the 12th day of July, 2016 by Galway County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention and completion of domestic shed and agricultural buildings and retention of the change of use of an existing (unauthorised) educational therapy centre to a domestic shed and all associated works and services at Corrandrum, Cummer, Tuam, County 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

1. Having regard to its design and scale, its physical separation from the dwelling on the site and its floorspace proportionate to the main dwelling, it is considered that the shed structure to be retained is not domestic in nature, is not ancillary to the main residential use on the site and is not of a form and scale that integrates effectively into this rural location. The proposed development would contravene Objective RHO9 of the Galway County Development Plan 2015-2021 as it relates to design guidance for development in rural areas, and DM standards 6 which seek to ensure the assimilation of development into the landscape, would set an undesirable precedent for other similar forms of development in rural areas and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to its design and scale of the structure and to the lack of a comprehensive justification for the scale and design proposed, it is considered that the agricultural structure proposed for retention and completion is not of a form and scale that integrates effectively into this rural location. The proposed development would contravene Objective RHO9 of the Galway County Development Plan 2015-2021 as it relates to design guidance for development in rural areas, and DM standards 6 and 33 which seek to ensure the assimilation of development into the landscape and to ensure that agricultural buildings will be of minimal scale 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.