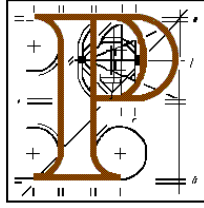


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Galway City Council**

**Planning Register Reference Number:17/236**

An Bord Pleanála Reference Number: ABP-300125-17

**APPEAL** by Rajat Bathla of 6 Linn Bhui, Old Ragoon Road, Knocknacarra, Galway against the decision made on the 10<sup>th</sup> day of October, 2017 by Galway City Council to refuse permission to the said Rajat Bathla.

**PROPOSED DEVELOPMENT:** Relocation 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, all at 6 Linn Bhul, 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 size and scale of the 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.

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

**Dated this            day of            2018.**