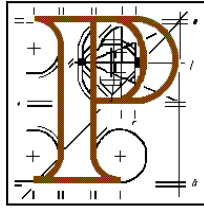


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Galway County Council

Planning Register Reference Number: 17/1233

An Bord Pleanála Reference Number: ABP-300137-17

APPEAL by Derek Walsh care of Fergal Bradley and Company Limited of Victoria House, Victoria Place, Eyre Square, Galway against the decision made on the 9th day of October, 2017 by Galway County Council to grant subject to conditions a permission to John McGuire care of Paul Feeney Consulting Engineers of Unit 1 Riveroaks, Claregalway, County Galway in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of the changes to garage and extension currently under construction. This development was previously granted permission under planning register reference number 08/152. All at Annagh East, Corrandulla, County Galway.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 size, location and design of the development for which retention is sought, the previous grant of permission, the size and location of the site and the policies and objectives of the Galway County Development Plan 2015-2021, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential or visual amenities of property in the vicinity. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be retained and completed in accordance with the terms and conditions of the permission granted under planning register reference number 08/152, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The dormer window on the eastern elevation shall be glazed with obscure glass.

Reason: To prevent overlooking of adjoining residential property.

4. The external finishes of the proposed extension, including roof tiles/slates, shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. The proposed window on the first floor southern elevation shall not include or be used as a door for any purpose. There shall be no access onto the roof of any rear extension or permission for a rear balcony.

Reason: To prevent overlooking of adjoining residential property.

6. The garage shall be used solely for the purposes incidental to the enjoyment of the dwelling and shall not be used for habitable purposes, housing of animals or commercial purposes. The existing dwelling and garage shall be jointly occupied as a single residential unit and shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

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

Dated this day of 2018.