

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Galway City

Planning Register Reference Number: 17/282

An Bord Pleanála Reference Number: ABP-300577-18

APPEAL by Peter Coyne and Laura Burke care of Brendan McGrath and Associates of Riverstown Cottage, Corrofin, County Clare against the decision made on the 30th day of November, 2017 by Galway City Council to refuse permission to the said Peter Coyne and Laura Burke.

PROPOSED DEVELOPMENT: Construction of a new dwelling house, new entrance to proposed dwelling house and all associated site works and site services at site adjoining Number 56 Maunsells Park, Maunsells Road, Taylor's Hill, 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 site of the proposed development, which is located within “*Established Suburbs*” according to the Galway City Development Plan, 2017-2023, is in a mature residential area in Taylor’s Hill and overlooks a centrally located parkland surrounded by established residential development. It is considered that the proposed development, by reason of its significant massing and the prominent steep roof profile between the ridge to eaves especially to the south, overlooking the parkland below, and, in addition, by reason of the extent and distribution of fenestration, especially on the side facing the parkland, would be visually obtrusive and conspicuous, dominant and overbearing and would seriously injure the visual amenities of views across and from the parkland setting. The proposed development 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 2018.