



Planning and Development Acts 2000 to 2018

Planning Authority: Galway City Council

Planning Register Reference Number: 18/57

APPEAL by Brendan O’Gorman and Síne Phelan care of Scott Tallon Walker Architects of Odeon House, 7 Eyre Square, Galway against the decision made on the 23rd day of April, 2018 by Galway City Council to refuse permission.

Proposed Development Construction of a front porch single storey extension and associated site works at 42 Devon Park, Galway.

Decision

REFUSE permission for the above proposed development in accordance with 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 proposed porch extension and in particular to the proposed replacement and extension to the existing niche in which the front entrance is located within a projecting element beneath a new pitched roof and forward of the front building line of the existing pair of semi-detached houses, it is considered that the proposed development would be visually obtrusive, out of character with, and seriously injure the symmetry and integrity of the existing pair of semi-detached dwellings particularly the upper façade hipped roof profile and adjoining partial hipped profile at the front above ground floor level. The proposed development would seriously injure the visual and residential amenities of the existing pair of houses and of residential property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.