



Planning and Development Acts 2000 to 2018

Planning Authority: Galway City Council

Planning Register Reference Number: 17/330

APPEAL by Edmond Fallon care of MJ Designs of 23 Kilkerrin Park, Liosbaun Estate, Tuam Road, Galway against the decision made on the 24th day of May, 2018 by Galway City Council to refuse permission.

Proposed Development Permission for extension/alterations of existing dwelling house to include: (a) construction of new entrance porch, (b) enlarge existing site entrance to 3.5 metres, (c) construction of two-storey extension to the rear and all internal alterations along with all ancillary site works and site services at Number 2 Roselyn Gardens, Renmore, Galway (as amended by the revised public notice received by the planning authority on the 30th day of April, 2018 which included significant further information).

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

1. Having regard to the pattern of development in the area and the scale of the proposed development, it is considered that the proposed extension by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenities of adjoining properties by reason of visual intrusion and overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would contravene materially section 11.3.1(c) of the Galway City Development Plan 2017 – 2023 which requires that private open space (areas generally not overlooked from a public road) exclusive of car spaces shall be provided at a rate of not less than 50% of the gross floor area of the residential unit. The residual rear garden at 34 square metres would contravene the above standard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

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

Dated this day of 2018.