



Planning and Development Acts 2000 to 2018

Planning Authority: Galway City Council

Planning Register Reference Number: 18/158

Appeal by John and Elaine Kelly of 18 D'alton Drive, Salthill, Galway against the decision made on the 25th day of June, 2018 by Galway City Council to grant subject to conditions a permission to John Lyons and Genevieve Larkin care of DMVF Architects of 276-278 Lower Rathmines Road, Rathmines, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of a porch to the front elevation, chimney to rear elevation and outhouse building and the subsequent construction of a first floor extension to side, garage conversion, single storey extension to rear to include first floor roof terrace and external fireplace, modifications to front elevation to include new single storey extension, roof canopy and bay window, three number new velux rooflights to front elevation, two number new rooflights to new single storey extension to the rear, external insulation to all elevations, modifications to fenestration on all existing elevations and all associated site works to existing semi-detached two-storey house at 20 D'alton Drive, Salthill, 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 site configuration and considerable depth of the existing rear gardens of the existing and adjoining property, and to the height of the proposed single-storey rear extension, it is considered that the proposed development would not be overbearing and visually intrusive in views from the adjoining property, would not obstruct access to daylight within the internal accommodation or the private open space at the adjoining property, would not seriously injure the residential amenities of the adjoining property and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall be amended as follows:
 - (a) The first floor roof terrace over the flat roof extension to the rear shall be omitted in its entirety. A window shall be inserted in the rear elevation for the first floor master bedroom.
 - (b) The wall for the proposed extension which extends beyond the rear building line shall not exceed a maximum height of two metres above the existing ground level within the rear garden indicated as G.L.: - 0.290 on Drawing Number PL03 as submitted to the planning authority on the 17th day of May, 2018.
 - (c) The decorative removable metal cladding for the front elevation shall be omitted in its entirety.
 - (d) The bathroom windows at first floor level shall be in obscure glazing and shall have top hung pivot openings only.

Revised plans showing compliance with this condition shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the protection of visual and residential amenities of the area.

3. The external finishes, including roof materials shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. The existing dwelling and proposed extensions shall not be subdivided and shall be jointly occupied as a single residential unit.

Reason: In the interest of clarity and the residential amenities of the area.

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

Dated this day of 2018.