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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 18/182**

**APPEAL** by John Fraser care of Ignatius T. Greaney and Associates, Clarig, Kilcolgan, County Galway against the decision made on the 26<sup>th</sup> day of July, 2018 by Galway City Council to refuse permission.

**Proposed Development:** (a) Retention of utility/shed. (b) Permission for extension of dwellinghouse by creation of linked playroom between house and utility/shed and incorporating same into extension to house. (c) All associated services at Number 86 Lurgan Park, Renmore, 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

The site is in an area subject to the zoning objective R: *“to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.”* in the Galway City Development Plan, 2018-2023. It is considered that the proposed development and the development for retention by reason of configuration whereby it extends along the entire depth of the site behind the existing dwelling, adjacent to the eastern boundary, at a significant height ranging from 4.3 to 4.8 metres is out of character with the established pattern, layout and character of the area and would be visually obtrusive and overbearing in impact and would seriously injure the residential amenities of the adjoining property at Number 85 Lurgan Park and, would result in diminution in the quality of attainable residential amenity for the occupants of the existing dwelling. The proposed development and the development for retention would, therefore, be contrary to the development objective for the area and to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**