



Planning and Development Acts 2000 to 2018

Planning Authority: Galway City Council

Planning Register Reference Number: 18/232

Appeal by Martin J. Fahy of Rosshill Road, Roscam, Galway against the decision made on the 11th day of September, 2018 by Galway City Council to grant permission to Proofridge Limited care of Downey Planning and Architecture, 1Westland Square, Pearse Street, Dublin for development comprising retention of changes to the vehicle and pedestrian entrance layout and permission for a change of house type to the house on site number one as permitted under application register reference number 10/212 on lands at Rosshill Road, Roscam, Galway in accordance with the plans and particulars lodged with the said Council.

Decision

GRANT permission for retention of changes to the vehicle and pedestrian entrance layout in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the condition set out below. REFUSE permission for the proposed change of house type based on the reasons and considerations marked (2) under.

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)

The proposed entrance set back with landscaping strip is in keeping with the pattern of residential development in the area and is in accordance with the proper planning and sustainable development of the area.

Condition

1. The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

Reasons and Considerations (2)

The proposed House type A on this infill plot on a narrow, unsurfaced rural cul-de-sac is considered to be of a scale, size and bulk that is out of proportion with the narrow site. The suburban design of the proposed dwelling is out of character with the rural area. The large two storey windows in close proximity to the adjoining dwellings would seriously injure the residential amenity and privacy of the adjoining dwellings to the east and west. The proposed dwelling is considered to be visually obtrusive, without sufficient screening proposed. The proposed development is 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 2019.