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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 20/32**

**Appeal** by John Laffey of 12/13 Blake's Hill, Knocknacarra, Galway against the decision made on the 26<sup>th</sup> day of March, 2020 by Galway City Council to grant subject to conditions a permission to Aideen Larke care of Gleeson and Associates of Unit 2, Monterey Court, Quincentennial Drive, Salthill, Galway in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Planning permission for development which shall consist of alterations to the elevations of the existing three-storey dwelling, extensions to the first and second floor areas, construction of new roof, internal alterations and all ancillary site works, all at 14 Blake's Hill, Gentian Hill, 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 zoning objective for the area, the policies and objectives set out in the Galway City Development Plan 2017-2023, in particular Policy 2.6 Established Suburbs Section and Section 11.3 Residential Development, the design and layout of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be overbearing and visually intrusive in views from the adjoining property, would not significantly obstruct access to daylight within the internal accommodation or the private open space at the adjoining property and would not seriously injure the residential or visual amenities of the area. The proposed development 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 proposed development shall be amended as follows:
  - (a) the mezzanine level shall be omitted, including the access stairs and door access to the lower south roof from Mezzanine level. The roof height in the northern side of the building shall be reduced to mirror that of the southern side,
  - (b) no permission is granted to incorporate the existing balcony area on northern section of the front (western) elevation into newly configured bedrooms 3 and 4 at first floor level or the living area at second floor level, and
  - (c) access to the second floor balcony on the front (western) elevation off the dining room shall be solely from the dining room.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of clarity, public safety and residential amenity.

3. The existing dwelling and proposed extension 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.

4. Details of the external finishes, including roof materials and stone, shall be submitted to, and agreed with, the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity.

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**Paul Hyde**

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

**Dated this            day of            2020.**