



Planning and Development Acts 2000 to 2020

Planning Authority: Galway County Council

Planning Register Reference Number: 20/411

APPEAL by Marlys Coffey of Bluebell Cottage, Ballynaclogh, Maree, Oranmore, County Galway against the decision made on the 10th day of July, 2020 by Galway County Council to grant subject to conditions a permission to Ger Hyland and Selena O'Brien care of James O'Malley of Block 2/3 Galway Technology Park, Parkmore, Galway.

Proposed Development: Amendments to previously granted planning permission (planning register reference number 18/1435) to renovate and extend an existing semi-derelict dwellinghouse and provision of a new proprietary treatment plant and all ancillary works. The proposed amendments include a change of house type and revised site layout with all associated works. All at Ballynacloghy Road, Maree, County 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

Having regard to the derelict structure on site and to the nature and extent of the existing permission on site under planning register reference number 18/1435, it is considered that the proposed development which is described as amendments to the scheme permitted under planning register reference number 18/1435, would by reason of its overall floor area of 233 square metres relative to the stated floor area of 49 square metres for the derelict structure, and by reason of its design, fundamentally compromise the original character of the existing structure whereby the existing structure would be overwhelmed by the volume of new build and would in effect be unidentifiable within the overall proposed dwelling. Furthermore, the proposed development would by reason of its massing, bulk and position on the site proximate to the boundary with an adjoining dwelling, be incongruous and out of character with the pattern of development in the vicinity, would constitute a visually discordant feature that would detract from the original character of the existing structure on the site, would detract from the amenities of property in the vicinity, would be detrimental to the rural character of this area which it is appropriate to preserve, and would set an undesirable precedent for future similar development in this area.

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

Dated this day of 2020.