



Planning and Development Acts 2000 to 2020

Planning Authority: Galway City Council

Planning Register Reference Number: 20/171

APPEAL by Michael and Catherine Mullaney care of Alan Cunniffe of Mount Prospect, County Roscommon against the decision made on the 6th day of October, 2020 by Galway City Council to refuse permission.

Proposed Development: (i) Demolition of a section of existing partly constructed extension to the rear of existing dwelling (ii) Retention and completion of a section of existing partly constructed extension to the rear of existing dwelling (iii) Construction of a first floor extension to rear (iv) Refurbishment and alterations to existing layout and elevations (v) Retention of front entrance door and construction of new canopy over and all ancillary site works at 12 Cookes Terrace, Bohermore, Townspark, 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

1. It is considered that the proposed two-storey and single storey extensions, taking into account the existing two-storey extension would be excessive in height, mass and proportion and have a dominant and overbearing impact and would create a sense of enclosure at the adjoining properties. The proposed development and the development proposed to be retained would seriously injure the residential amenities of these properties, would set an undesirable precedent for further development at similar properties at Cooke's Terrace. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed retention of the ope, providing for a new entrance door which is relatively large and the proposed canopy overhead would, as additional elements to the forward projecting existing sunroom extension to the front of the dwelling, have a cumulative incongruous and negative visual impact on the presentation of the dwelling in the established streetscape character along Cooke's Terrace. The proposed development would, therefore, seriously injure the visual and residential amenities of the area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2021