Planning and Development Acts 2000 to 2020

Planning Authority: Galway City Council

Planning Register Reference Number: 20/366

APPEAL by Paul Higgins care of Gerard Hanniffy of Suite 21, Oran Court, Orantown Centre, Oranmore, County Galway against the decision made on the 25th day of February, 2021 by Galway City Council to refuse permission.

Proposed Development: Retention for the erection of an external metal fire escape structure to the rear of the existing dwelling at Number 91 Sandyvale Lawn, Headford Road, Galway.
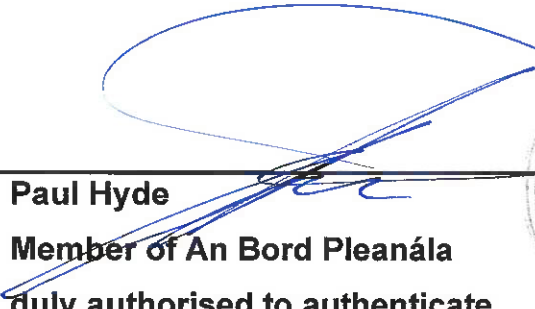
Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.
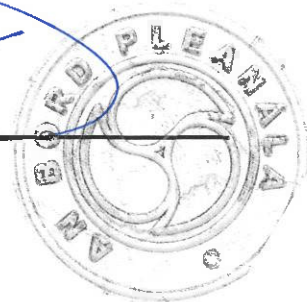
Matters Considered

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 nature and scale of the development proposed to be retained, to the pattern of development in the vicinity and to the provisions of the Galway City Council Development Plan 2017-2023, in particular Section 2.6 (Neighbourhoods: Established Suburbs) which states that 'it is a priority of the Council to ensure that new development will not adversely affect the character of these areas', it is considered that the development proposed to be retained, by itself or by the precedent it would create, would be out of character with this dwelling and the neighbouring residential properties and would also be visually obtrusive and seriously injure the visual amenities of this dwelling and the neighbouring residential properties. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this 26th day of May 2021