

Planning and Development Acts 2000 to 2021

Planning Authority: Galway City Council

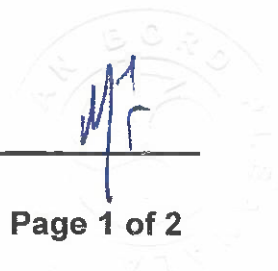
Planning Register Reference Number: 21/357

APPEAL by Stephen Connolly care of Gerard Hanniffy of Suite 21, Oran Court, Orantown Centre, Oranmore, County Galway against the decision made on the 17th day of December, 2021 by Galway City Council to refuse permission.

Proposed Development: (1) The provision of a single-storey rear extension to Apartment Number one, (2) The provision of a single-storey rear extension to Apartment Number two, (3) The provision of an additional ground floor window to both side elevations at Só na Trá Apartments, Number 87 Salthill Road Lower, Galway.

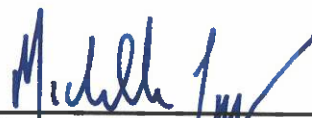
Decision

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



Reasons and Considerations

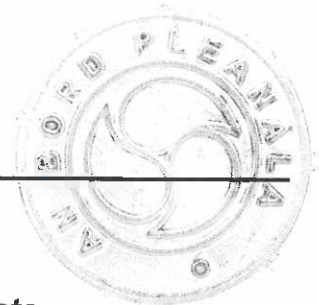
Having regard to the resultant reduction in quantum and quality of the private open space provision to serve the ground floor apartment units and, to the scale, mass and height of the proposed extensions, taking into account the depth along the rear garden close to the boundary, it is considered that the proposed development constitutes substandard overdevelopment with insufficient private open space being retained on the site, an overbearing impact and which would overshadow the adjoining property to the north to an undue degree. Therefore, the proposed development would materially contravene the original grant of permission under Planning Register Reference Number 99/333, would be contrary to section 11.3.1 (c) of the Galway City Development Plan 2017-2023 providing for an adequate area of private open space in that insufficient functional private amenity space would be retained on the site. As a result, the proposed development would seriously injure the residential amenities of the existing residential units on the site, the residential amenities of the adjoining property to the north, would depreciate property value and would be contrary to the proper planning and sustainable development of the area.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board



Dated this 26th day of July 2022