

Planning and Development Acts 2000 to 2022

Planning Authority: Galway City Council

Planning Register Reference Number: 2250

Appeal by Eoin de Faoite and Naomi Cavanagh care of Eoin Gleeson and Associates of Unit 16, Seapoint, Barna, Galway against the decision made on the 3rd day of May, 2022 by Galway City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Two-storey and single storey rear extension, internal alterations, demolition of existing rear single storey extension and rear store and all ancillary site works at Number 3 Lenaboy Avenue, Salthill, Galway.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

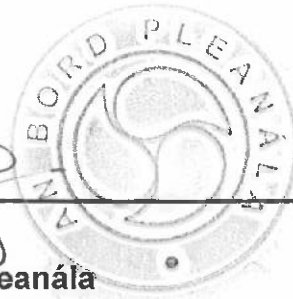
It is considered that, having regard to the established character and pattern of development in the area the rear elevation window in the first floor master-bedroom extension would not seriously injure the residential amenities of adjoining developments by way of undue overlooking and would, otherwise, be in accordance with the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *29* day of *June* 2023.