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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

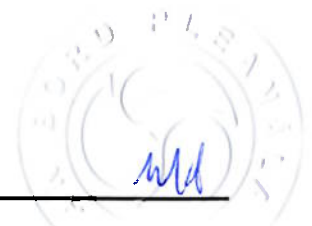
**Planning Register Reference Number: 22/851**

**APPEAL** by Breege Lyons care of Virtual Concepts Limited of 13 Ashdale, Wheaton Hall, Drogheda, County Louth, against the decision made on the 29th day of August, 2022 by Galway County Council to refuse permission.

**Proposed Development:** Front, part single and part dormer, extension to an existing dwelling, replacement wastewater treatment system and all associated civil works. Gross floor space of proposed works: 117 square metres, at Corcullen, County Galway.

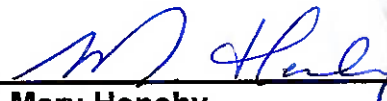
## **Decision**

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



## Reasons and Considerations

Having regard to Development Management Standard (DMS) 4 of the Galway County Development Plan 2022 – 2028, it is considered that the proposed extension would, due to its siting, size, height, design, and detailing, dominate, obscure, and compete with the existing cottage on the site, which is of simple form and traditional design. Consequently, this extension would not be subordinate to the cottage, but it would be an ungainly addition, which would be unsympathetic to the character of this cottage. Accordingly, the extension would contravene the provisions of DMS 4, and would seriously injure the visual amenities of the area. This extension would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mary Henchy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *15* day of *November* 2023.