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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Galway City Council**

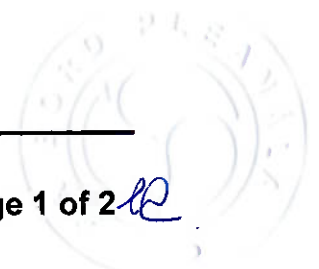
**Planning Register Reference Number: 22/218**

**APPEAL** by Eamon O'Halloran care of Tomas Grealish of Carnmore, Oranmore, County Galway against the decision made on the 23<sup>rd</sup> day of September, 2022 by Galway City Council to refuse permission for the development.

**Proposed Development:** Retention and completion of rear extension to existing dwelling and permission for new window to side elevation and all associated site works at 17 Belsize Court, Laurel Park, Galway.

**Decision**

**REFUSE** permission for the above development for the reasons and considerations set out below.



## Reasons and Considerations

Having regard to the residential zoning of the site in the Galway City Development Plan 2023-2029, and Section 11.3.1(c) of the development plan, the Board considered that, the development proposed to be retained was excessively sized which would depart from the pattern of development in the area and would have adverse effects on the amenities of the adjoining residential properties. The development, by reason of its siting, size, design, and layout, would significantly reduce the amount of useable private open space, would fail to afford a satisfactory standard of amenity for occupiers of the existing dwelling house, would seriously injure the visual and residential amenities of the area and would contravene the zoning objective for the site and the relevant provisions of the development plan. The proposed development would, therefore, be contrary to 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 *6* day of *November* 2023