

An
Bord
Pleanála

Board Order
ABP-315639-23

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

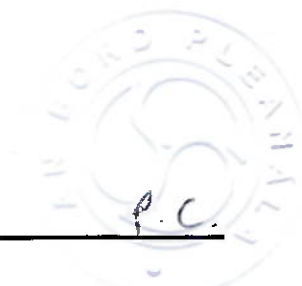
Planning Register Reference Number: 22/975

APPEAL by Johnny and Geraldine Murphy care of Eoin Gleeson Architects of Unit 16 Seapoint, Barna, Galway against the decision made on the 11th day of January, 2023 by Galway County Council to refuse permission for the proposed development.

Proposed Development: Demolition of an existing front porch and existing rear extension, construction of a new two storey rear extension, alterations to existing elevations and internal alterations, new wastewater treatment system, percolation areas and all ancillary site works at Both Chuanna Thiar, An Spidéal, Contae na Gaillimhe.

Decision

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



Reasons and Considerations

The proposed development, by reason of its design and bulk, would result in a built form that would not appropriately integrate effectively with the host house at this rural location, in particular noting its location within a Special Landscape Sensitivity Class 3 and location off a designated Scenic Route.

The proposed development would, therefore, be contrary to Policy Objectives LCM 1, LCM 2, PVSR 1 and DM Standards 4 and the guidance set out in the Appendix 5: Design guidelines for the single rural house contained in the Galway County Development Plan 2022-2028.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would be contrary to the relevant landscape objectives and the relevant development management standard (DM Standard 4) with respect to House Extensions (Urban and Rural) and Appendix 5: Design guidelines for the single rural house contained in the Galway County Development Plan 2022-2028 and when these matters are taken into account, the Board reached a conclusion that the proposed development would not be in accordance with the proper planning and sustainable development of the area.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

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



Dated this *30* day of *January* 2024.