



An
Bord
Pleanála

Board Order ABP-317793-23

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 221178

Appeal by Liz Hayes care of Brendan McGrath and Associates of 'Riverstown Cottage', Corrofin, County Clare against the decision made on the 21st day of July 2023 by Galway County Council to refuse permission for the proposed development.

Proposed Development: The renovation and development of a back garden single storey roofless stone structure - the 'Old Dispensary' into a two-storey dwelling with coaching and retreat practice spaces with associated hard and soft landscaping, a new waste treatment system, a renovated vehicular entrance gateway, a new parking area and all ancillary works (gross floor space of proposed works - 98 square metres); all at Killaan House, Killaan, Woodlawn, Ballinasloe, County Galway.

Decision

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

Reasons and Considerations

1. It is considered that the design of the proposed building, specifically the massing and profile of the main roof, the balcony feature and the design of the entrance porch, would be unsympathetic to the form of the original vernacular structure, would detract from its character, and would, therefore, be contrary to Policy Objective AH 6 as set out in the Galway County Development Plan 2022 – 2028, which requires the appropriate revitalisation of vernacular built heritage. Additionally, the proposed building, by reason of its design and massing, would be incongruous with the existing Arts and Crafts style dwelling on the site, which is listed on the National Inventory of Architectural Heritage, and if permitted, would adversely affect the character and setting of the dwelling on the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would result in direct overlooking of the adjacent property to the north and would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn Kelly

Member of An Bord Pleanála

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

Dated this *28th* day of *June*, 2024.