

An  
Bord  
Pleanála

**Board Order**  
**ABP-320496-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 2460629**

**APPEAL** by David Jameson care of Enviroplan Consulting Limited of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 16th day of July, 2024 by Galway County to refuse permission.

**Proposed Development:** Minor revisions to the front elevation of the existing dwellinghouse (H91VYA9). The development will consist of a recess to the upper level/apex of the existing gable fronted projection, to provide for a balcony at Errisbeg East, Roundstone, County Galway.

## **Decision**

**GRANT** permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition set out below.

## Reasons and Considerations

The Board decided that the proposed development, due to the scale and design of the proposed works, accords with the policies and objectives in the Galway County Council Development Plan 2022-2028, including DM Standard 4 relating to House Extensions. The Board also decided that the modest scale of the proposed works at this location will not impact on the landscape character and therefore, is in compliance with policy LCM1 (Preservation of Landscape Character), LCM2 (Landscape Sensitivity Classification), and LCM3 (Landscape Sensitivity Ratings) of the same development plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered the nature of the works proposed, noting that it would result in a reduced internal floor area for the house, and that the proposed balcony is within the footprint of the existing structure therefore resulting in no additional floor space. The Board, therefore, decided the works proposed are subordinate to the existing dwelling in terms of size and the proposed development is not a significant development proposal that would impact on the landscape.

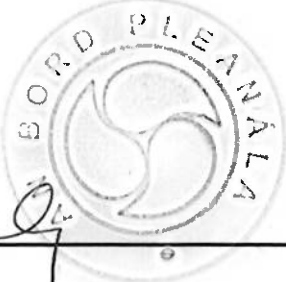

The Board noted that there were no objections or observations received by the planning authority. The Board considered that due to the location of the existing dwelling and the position of the proposed balcony relative to adjoining dwellings the proposed balcony would not detract from the residential amenity of adjoining property. The Board considered the impact of the alteration on the design of the existing house is modest and is not contrary to the development management standards in the Galway County Development Plan 2022-2028.

The Board considered the Inspectors assessment of the impact on viewpoint angle Reference 8 and reviewed Map 8.4, Protected Views, in the Galway County Development Plan 2022-2028. The Board concurred with the Inspectors assessment that the proposed works would not be discernible.

### **Condition**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 28<sup>th</sup> day of May 2024.

**Reason:** In the interest of clarity.



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Mary Henchy

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

Dated this 3 day of December 2024.