



An
Bord
Pleanála

Board Order ABP-321099-24

Planning and Development Acts 2000 to 2022

Planning Authority: Galway City Council

Planning Register Reference Number: 2460257

Appeal by Claire Heery of 51 Ashleigh Grove, Ballymoneen Road, Knocknacarra, Galway against the decision made on the 25th day of September, 2024 by Galway City Council to grant permission subject to conditions to Karl Moore care of Paul Feeney Consulting Engineers of Unit 1 Riveroaks Centre, Claregalway, County Galway for the proposed development.

Proposed Development: To retain an existing shed for use as an outdoor room ancillary to the main living house, and to retain and complete an extension to same shed for use as a gym and sauna. Permission is also sought to construct a detached domestic garage at Crann Mór, Ballymoneen Road, Knocknacarra, 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 the dimensions of the dwelling and site generally and the number, size, scale and intended use of the proposed development and development proposed to be retained, their location adjacent to the rear boundary of several adjoining properties and the provision of rear facing windows, the Board decided to refuse retention permission and permission in order to protect the existing residential amenity of the area, consistent with the provisions of the 'R' zoning contained within the Galway City Development Plan 2023- 2029. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share the Inspector's opinion that the structures would contribute to ensuring the 'protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.'



Declan Moore

Member of An Bord Pleanála

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

Dated this 8th day of APRIL 2025