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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 2460283**

**Appeal** by Sean Cleary care of Daniel Melia Consulting Engineer of Collinamuck, Rosscahill, County Galway against the decision made on the 24<sup>th</sup> day of October 2024 by Galway City Council to refuse permission for development comprising permission to retain (a) alterations to the approved front, rear and side elevations (planning authority register Reference Number 19/274 refers) (b) alterations to the internal ground and 1<sup>st</sup> floor layout (planning authority register Reference Number 19/274 refers) (c) construction of external stairs to the rear (d) widening of front entrance and ancillary site works, at 78 Renmore Park, Renmore, Galway, in accordance with the plans and particulars lodged with the said Council.

**Decision**

**GRANT permission for retention of the single storey extension to the front of the dwelling house and widening of the front entrance in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.**

**REFUSE permission for the retention of the extension to the rear, for construction of the external stairs, and for alterations to layout to incorporate two self-contained units based on the reasons and considerations marked (2) under**

## **Reasons and Considerations (1)**

Having regard to the information submitted with the application and the nature and scale of the proposed development for retention (single storey extension to the front of the dwelling house and widening of the front entrance), and having regard to the existing planning permission on site, as permitted under Planning Register Reference number 19/274, it is considered that, subject to compliance with the conditions set out below, this element of the development proposed for retention, and the element of proposed development would comply with the zoning objective for the site and the policies with respect of residential extensions as set out in the Galway City Development Plan 2023–2029, would not be injurious to the visual or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area

## **Conditions**

1. The elements of the development hereby granted shall be retained and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority within three months of the date of this Order and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. (a) The site shall be landscaped in accordance with a comprehensive scheme of landscaping for the front garden details of which shall be submitted to and agreed in writing with the planning authority within six months of the date of this order. The agreed scheme shall be carried out and completed within 12 months of this order and shall be maintained in perpetuity.
- (b) The vehicular entrance shall be narrowed to three metres in width. Details of boundary treatment, to include reinstatement of the front boundary wall, shall be submitted to and agreed in writing with the planning authority.

**Reason:** In the interest of visual amenities and to comply with the provisions of planning policy for the area.

## **Reasons and Considerations (2)**

1. The proposed development by virtue of the proposed design of the proposed rear and side elevation second floor/attic level box dormer window feature/projection and associated balcony/terrace and the proposed external metal stairs from first floor balcony would if permitted, be out of character with the existing dwelling and the prevailing design and pattern of adjoining dwellings in this Established Residential Neighbourhood. The development proposed for retention, if permitted, would be contrary to Policy 3.6 Sustainable Neighbourhoods: Established Suburbs of the Galway City Development Plan 2023-2029, which seeks to facilitate consolidation of existing residential development and densification where appropriate while ensuring a balance between the reasonable protection of the residential amenities and the character of the established suburbs and the need to provide for sustainable residential development and would be contrary to Section 11.3.1 (I) 'Residential Extensions' of the development plan which

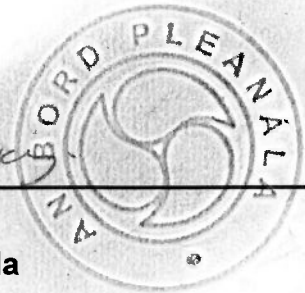
states the design and layout of extensions to houses should complement the character and form of the existing building, having regard to its context and adjacent residential amenities. The development proposed for retention would detract from the visual and residential amenities of the existing dwelling and adjoining dwellings and constitute an undesirable precedent for similar type development in this area, would be contrary to the policies of the City Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development by reason of the second floor/attic level balcony/terrace and external metal stairs from first floor balcony would enable undue overlooking of the private amenity spaces of adjoining properties and would not meet the requirements for the prevention of overlooking set out under Section 11.3.1 (d) 'Overlooking' of the development plan which states that residential units shall generally not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum and SPPR 1 -Separation Distances of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (Department of Housing, Local Government and Heritage 2024) which states suitable privacy measures shall be designed into a residential development scheme to prevent undue overlooking of habitable rooms and private amenity spaces. The proposed development would be contrary to these development standards, would seriously injure the residential amenities of the property in the vicinity and would therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposals for sub-dividing the existing house into two self-contained residential units, as evidenced by the submitted drawings, and in the absence of any reference on the public notice, would provide for a disorderly and haphazard form of development and would be contrary to Section 11.3.1(k) of the Galway City Development Plan 2023-2029 'self-contained residential units' and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Patricia Calleary

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



Dated this 25 day of 03 2025.