



An
Bord
Pleanála

Board Direction
BD-005091-20
ABP-305614-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/02/2020.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the design, scale and form of the proposed extension, the existing dwelling on site, and the pattern of residential development within the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not adversely impact on the residential amenities of adjoining properties by way of overlooking, overshadowing or overbearance, would be an acceptable form of development in this residential location and would be in accordance with the relevant provisions of the Cork City Development Plan 2015-2021 in relation to the design and layout of extensions. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and as amended by the further

plans and particulars submitted to An Bord Pleanála on the 11th day of October, 2019, 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Obscure glazing shall be installed in the proposed first floor ensuite window in the rear elevation.

Reason: In the interest of residential amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, 0800 to 1400 hours on Saturday and not at all on Sundays or Public Holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Board Member

Date: 06/02/2020

Chris McGarry