



Planning and Development Acts 2000 to 2019

Planning Authority: Cork City Council

Planning Register Reference Number: 19/38583

Appeal by John Duncliffe care of DL Group Consulting Engineers of 1 Hodder's Villas, Ballincollig, County Cork against the decision made on the 23rd day of September, 2019 by Cork City Council to refuse permission to the said John Duncliffe for the proposed development:

Proposed Development: Permission for (1) construction of new first floor extension to rear elevation of existing dwellinghouse, (2) construction of new window opening on north-facing side elevation to serve en-suite and (3) all associated site works, all at 33 Glashaboy Woods, Sallybrook, Riverstown, Glanmire, Cork.

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 conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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 seriously injure the residential amenities of adjoining properties by reason 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 as amended by the further plans and particulars received by 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 en-suite 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.

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

Dated this day of 2020.