



An
Bord
Pleanála

Board Direction
PL28.248809

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17 October 2017.

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.

1.0 Reasons and Considerations

Having regard to the provisions of the current Cork City Development Plan, 2015-2021, the existing established residential use and the pattern of existing development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not injure the existing visual and residential amenities of properties in the vicinity of the site and would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Standard ABP Condition on Plans and Particulars

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

The proposed first floor window on the front elevation of the house, proposed to service the first-floor landing, shall be omitted. Revised drawings showing compliance with this requirement shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development.

Reason: In the interests of visual amenity.

3. The external finishes of the proposed extension, including roof tiles, shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

Board Member

Date: 17/10/2017

Terry O'Niadh