



An
Bord
Pleanála

Board Direction
PL28.249069

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th February 2018.

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 provisions of the current Cork City Development Plan, 2015-2021,
- the size and orientation of the site and the pattern of existing and permitted development in the vicinity, and
- the design of the proposed extension

it is considered that, subject to compliance with the following conditions, the proposed development generally accords with the policy requirements of the relevant plans as it relates to residential extension and would not seriously injure the residential amenities of property in the vicinity of the site. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Planpartic std
2. The proposed dormer window on the rear elevation shall be modified, such that the overall width is reduced to 2.5 metres (maximum). The dormer shall

be set down from the ridge of the existing roof by at least 0.25 metres. The window opening shall be proportionately reduced in size, and shall be rectangular in shape. Revised drgs PA agreement std. Reason: in the interests of visual amenity.

3. Hours std

Note:

The Board decision deviated from the inspector's recommendation as follows:

- With respect to the single storey rear extension, the Board considered that, notwithstanding its length, the extension had been designed at a relatively low height meaning that the additional overshadowing experienced next door would not be so detrimental as to require a re-design by condition. This is consistent with the planning authority appraisal of the application.
- With respect to the proposed dormer window, the Board considered that the principle of a dormer window was acceptable and that, owing to the separation distance to neighbouring property, the proposed dormer would not unduly impinge on residential amenity. The Board considered that a reduction in the width and height of the dormer (by condition) was necessary in the interests of visual amenity.

Board Member

Date: 9th February 2018

Conall Boland

Please issue the Board Direction with the Order.