



An
Bord
Pleanála

Board Direction
BD-000200-18
ABP-300458-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th April 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 compatible design, limited scale of the proposed development, and the separation distances between No. 8 The Vicarage and adjoining residential property to the north of the site, it is considered that the proposed development would not adversely impact on the residential amenities of adjoining properties by way of overlooking and loss of privacy, would not create an undesirable precedent having regard to the orientation of the property relative to adjoining residential property to the rear of the site, and would otherwise be in accordance with the provisions of the current Cork County Development Plan. 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, 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. The external finishes of the proposed extension shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

3. The 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 and to ensure a proper standard of development.

Board Member

Date: 17/04/2018

Michelle Fagan