



An
Bord
Pleanála

Board Direction
BD-000821-18
ABP-301110-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/07/2018.

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 Cork County Development Plan 2014 – 2020, and to the limited scale of the development (including the extension of 17m²) it is considered that, subject to conditions, the proposal for a garden study would be an appropriate development within the context of the existing residential site and that the proposed conversion and extension, would be compatible with the visual amenities of the area. Thus, the proposal would accord 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. Details of the materials, colours and textures of all the external finishes to the proposed extension and altered rear elevation of the existing garage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements, including 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.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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.

5. The garden study shall not be used other than as a use incidental to the enjoyment of the dwelling house as such, on the site, unless authorised by a prior grant of planning permission, and shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: In the interests of clarity and orderly development.

Board Member

Date: 31/07/2018

Stephen Bohan