



An
Bord
Pleanála

Board Direction
ABP-301363-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/10/2018.

The Board decided, as set out in the following Order, that

Board Order as follows:-

WHEREAS a question has arisen as to whether the proposed single storey extension to the rear of an existing dwelling at 80 Woodville, Pinecroft, Grange, Co. Cork is or is not development and is or is not exempted development:

AND WHEREAS Noel Quinlan requested a declaration on this question from Cork County Council and the Council issued a declaration on the 9th day of March, 2018 stating that the matter was development and was exempted development:

AND WHEREAS Noel Quinlan referred this declaration for review to An Bord Pleanála on the 6th day of April, 2018:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

(a) Section 2(1) of the Planning and Development Act, 2000, as

amended,

(b) Section 3(1) of the Planning and Development Act, 2000,

(c) Section 4(1)(a) of the Planning and Development Act, 2000, as amended,

(d) article 6(1) and article 9(1) of the Planning and Development Regulations, 2001, as amended,

(e) Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended:

AND WHEREAS An Bord Pleanála has concluded that:

(a) The development is connected to the house and is an extension.

(b) The extension does not include above ground habitable space and is a single storey extension.

(c) The floor area of the extension does not exceed 40 square metres or reduce the area of garden remaining to less than 25 square metres.

(d) The height of the extension does not exceed the height of the rear wall of the main house.

(e) The glazed panel closest to the rear wall of the main house, and which is less than 1m from the shared boundary, is neither capable of being opened nor does it allow people to see through.

(f) All windows are over 1m from the shared boundary.

(g) The extension therefore comes within the scope of Schedule 2 Part 1 Class 1 and all conditions and limitations.

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred

on it by section 5 (3) (a) of the 2000 Act, hereby decides that the said development is exempted development.

Board Member:

Date: 31/10/2018

John Connolly