



An
Bord
Pleanála

Board Direction
BD-002942-19
ABP-303389-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/05/2019.

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 form and character of the established dwelling on the site, to the design and scale of the proposed development, it is considered that the proposed development would not adversely impact on the visual amenity of the streetscape and would not detract from the residential amenities of adjoining properties and would otherwise be in accordance with the provisions of the current Cork City 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, as amended by the further plans and particulars submitted on the 15th day of November, 2018, 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 existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension and in the interest of residential amenity

3. 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.

4. 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.

Note: The board considered the inspectors recommendation to include the omission of the door to the front elevation of the extension and its replacement with a window. however it was satisfied that the proposed door was acceptable and that subject to compliance with condition no 3 above, would not injure the residential amenities of adjoining properties.

Board Member

Date: 03/05/2019

Paul Hyde