



An
Bord
Pleanála

Board Direction
BD-004032-19
ABP-304546-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/09/2019.

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 Cork Rural Design Guide, the Board considers that, subject to compliance with the conditions set out below, the development to be retained would not endanger public safety by reason of traffic hazard and would not seriously injure the visual and residential amenities of the area. The development proposed to be retained would therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 14 th day of February 2019, the 4 th day of April 2019, and the 11 th day of April 2019, 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 |
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	<p>developer shall agree such details in writing with the planning authority within three months of the date of this Order and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The development shall be amended as follows:</p> <p>(a) the section of the boundary wall extending along the south-eastern gable of the house (extending from the front elevation of the house as far as the rear elevation of the full width single storey lean-to extension) along the local road shall be removed.</p> <p>(b) the remaining boundary wall elements should be set back so that the wall abuts the gable side elevation of the dwelling house.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order.</p> <p>Reason: In order to safeguard the utility of the adjoining local road and the amenities of the residential property.</p>
3.	<p>Within three months of the date of this Order, details of the paint colour for the UPC cladding elements of the log cabin shall be submitted to, and agreed in writing with, the planning authority.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>The log cabin shall be not be used for human habitation or as a separate dwelling or for any other purpose other than a purpose incidental to the enjoyment of the main dwelling.</p> <p>Reason: To restrict the use of the log cabin in the interest of residential amenity.</p>

Board Member

Date: 16/09/2019

Maria FitzGerald