



An
Bord
Pleanála

Board Direction
BD-004321-19
ABP-304978-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/10/2019.

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 scale, nature and design of the development to be retained and completed and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development to be retained and completed would not seriously injure the amenities of the area or property in the vicinity by reason of overlooking or loss of privacy, and would be in accordance with the provisions for ancillary family accommodation in granny flats, as set out in the Cork County Development Plan, 2014. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 proposed granny flat shall be used for purposes ancillary to the main dwelling only. It shall be occupied solely by a member(s) of the immediate family of the occupier of the main dwelling. It shall not be sold or let independently of the main house and, when no longer required for use as a granny flat, shall revert to use for purposes incidental to the enjoyment of the dwellinghouse.

Reason: In the interest of clarity and residential amenity.

3. The external finishes of the granny flat shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity

4. There shall be no subdivision of the private rear amenity space.

Reason: In the interest of residential amenity.

5. Within two months of this order details of additional boundary treatment along the eastern boundary (adjoining No.14 Castle Gardens) shall be submitted for the written agreement of the planning authority. The additional boundary treatment shall be completed prior to the first occupation of the accommodation unit.

Reason: In the interest of protecting the amenities of adjoining property.

Board Member

Date: 22/10/2019

Terry Prendergast