



An
Bord
Pleanála

Board Direction
BD-007970-21
ABP-308640-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2021.

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 City Development Plan 2015 – 2021, the Board considered that the proposal would, subject to conditions, be an appropriate extension to the dwelling house at No. 10 Marguerita Villas. As such, it would be compatible with the visual and residential amenities of the area and it would result in a net gain in the amenities of the residential property. The proposal 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, 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. If, during the course of site works and construction, archaeological material is discovered, the City Archaeologist shall be notified immediately. Further, it is obligatory under the National Monuments Amendment Act 1994 – 2004 that such is brought to the attention of the National Monuments Service.

Reason: In the interest of preserving in situ or by record archaeological material likely to be damaged or destroyed in the course of development.

3. (a) The external finishes of the proposed extension shall be the same as those of the existing rear extension in respect of colour and texture.

(b) The proposed bathroom window shall be opaque glazed and, thereafter, such glazing shall be retained for the duration of the extension.

Reason: In the interest of visual and residential amenity.

4. Site development and building works shall be carried out only between the hours of 0700 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.

Note: In deciding not to accept the Inspector's recommendation, the Board was satisfied that the imposition of Condition no 2 was unwarranted and considered that, given the modest nature and scale of the proposed extension as submitted, it would not be visually obtrusive and would not seriously injure the residential amenities of adjoining properties

Board Member

Date: 23/04/2021

Paul Hyde