

An  
Bord  
Pleanála

**Board Direction**  
**BD-009503-21**  
**ABP-311258-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/11/2021.

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 siting of the proposed development and its design, character and layout, it is considered that, subject to compliance with the conditions below, the proposed development would not adversely impact on the residential amenities of adjoining properties, would be compatible with the design, form and character of established properties in the vicinity, would be consistent with the provisions of the West Cork Municipal District Local Area Plan and would otherwise 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. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

3. 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.

**Board Member**

  
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Stephen Bohan

**Date:** 24/11/2021