

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021152-25**  
**ACP-323403-25**

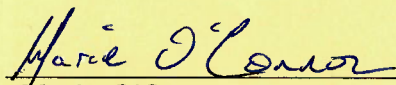
The submissions on this file and the Inspector's report were considered at a meeting held on 03/11/2025.

The Commission decided to refuse retention permission for the following reasons and considerations.

**Planning**

**Commissioner:**

**Date:** 10/11/2025

  
Marie O'Connor

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to Objective 8.23 Development in Architectural Conservation Areas, to the location of the site within an area zoned ZO 01 Sustainable Residential Neighbourhoods and within the Sunday's Well Sub-Area E: South facing gardens Architectural Conservation Area (ACA) of the Cork City Development Plan 2022-2028 it is considered that the extension to the balcony proposed to be retained, is of a haphazard nature, would fail to integrate with the existing dwelling in terms of design and finish, and would detract from the character and setting of the ACA in

which it is situate. The retention of the extension to the balcony would, therefore, not be in accordance with proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for the retention of the extension to the balcony, the Commission shared the concerns of the Inspector and Planning Authority that the 'as constructed' timber balcony is at odds with the overall setting of the rear of the dwelling and the existing permitted balcony, which is finished with steel posts and wrought iron but did not consider that this could be overcome by way of condition.