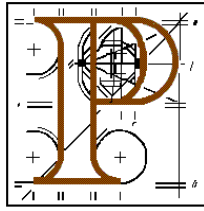


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 16/4230

An Bord Pleanála Reference Number: PL 04.246481

APPEAL by Joe Thuillier of 14 Ringcurran Grove, Ardbrack, Kinsale, County Cork against the decision made on the 4th day of April, 2016 by Cork County Council to grant subject to conditions a permission to Ciaran Lankford care of Christopher Scully of ACS Consulting of 34 The Avenue, Highfield Park, Ballincollig, County Cork for development comprising the retention of an attic conversion for storage use including retention of dormer window and two number raised rooflights to rear of dwellinghouse and permission to install two number velux windows to the front elevation of dwellinghouse, all at 13 Ringcurran Grove, Ardbrack, Kinsale, County Cork in accordance with plans and particulars lodged with the said Council.

DECISION

GRANT permission for the retention of the conversion of the attic for storage purposes and two number velux windows to the front elevation of dwellinghouse in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below. REFUSE permission for the retention of dormer window and two number raised rooflights to the rear of dwellinghouse based on the reasons and considerations marked (2) under.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS (1)

Having regard to the nature and extent of the development for which permission to retain is being sought and to the additional rooflights for which permission is being sought, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, and 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 condition.

Reason: In the interest of clarity.

2. The converted attic space shall not be used for habitable purposes.

Reason: In the interest of clarity.

REASONS AND CONSIDERATIONS (2)

It is considered that, by reason of its size and design, the dormer window to be retained would materially alter the roof of the existing dwelling, would be at variance with the established pattern of development in the area and would be visually incongruous. Furthermore, the proposed development would seriously injure the amenities of the adjoining property, by reason of overlooking and loss of privacy, and would set an undesirable precedent for similar type development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.