

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Cork County**

**Planning Register Reference Number: 16/00221**

An Bord Pleanála Reference Number: PL 88.246890

**APPEAL** by Frances and Vincent O'Regan of "Rossmarella", The Square, Rosscarbery, County Cork against the decision made on the 13<sup>th</sup> day of June, 2016 by Cork County Council to grant subject to conditions a permission to Patrick and Catherine Cronin care of Hogan Associates of The Lodge, Proby's Quay, Cork in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Replacement of existing flat roof with slated pitched roof incorporating high level glazing and rooflights, first floor balcony addition to front elevation, new windows in existing openings together with associated elevational alterations and site development works to permitted dwelling at "The Hideaway", East End, Off Chapel Lane, Townlands, Rosscarbery, County Cork.

## **DECISION**

**GRANT** permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

## **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**

Having regard to the scale, nature and design of the proposed works to an existing house and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity by reason of overlooking or loss of privacy, would not detract from the Architectural Conservation Area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **CONDITONS**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 27<sup>th</sup> day of May, 2016, 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. Opaque glazing shall be installed in the 1<sup>st</sup> floor window opening on the rear (western) elevation and on all replacement windows. Clear glazing shall not be used.

**Reason:** In the interest of preserving the amenities of adjoining properties.

3. All replacement windows shall be inward opening only and shall be provided with restrictors allowing a maximum opening of 20 degrees. These restrictors shall be capable of de-activation in the event of emergency. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of preserving the amenities of adjoining properties.

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

**Dated this            day of            2016.**