

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 16/00100

An Bord Pleanála Reference Number: PL 88.246916

APPEAL by Colin O'Donoban care of Construction and Interior Design Company Limited of 7 Newtownbreda Court, Belfast, Northern Ireland against the decision made on the 27th day of June, 2016 by Cork County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of domestic garage with first floor loft and associated site works at Ballymacowen, Clonakilty, 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 size and design of the proposed garage, its location within the site, to the pattern of development in the vicinity and to the planning history on the site, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual 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 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 proposed garage shall be amended as follows:
 - (a) The ridge height shall not exceed 5.8 metres.
 - (b) The structure shall be relocated three metres to the south of its position as delineated on the site layout plan drawing number P1 received by the planning authority on the 23rd day of February, 2016.
 - (c) The double garage doors shall be placed in the front (north) elevation.

Revised drawings showing compliance with these requirements shall be submitted to the planning authority for written agreement prior to commencement of development.

Reason: In the interest of visual amenity.

3. The external finishes of the proposed garage (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. The garage structure hereby permitted shall be used as a private domestic garage solely for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for human habitation, commercial, trade or industrial purposes.

Reason: To restrict the use of the garage structure in the interest of residential amenity.

5. Surface water shall be disposed of within the site and shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety.

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

Dated this day of 2016.