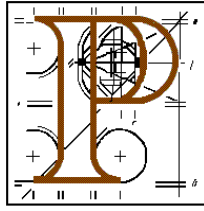


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork City

Planning Register Reference Number: T.P. 16/37101

An Bord Pleanála Reference Number: PL 28.247788

APPEAL by Angela Hayes care of BDM Boylan Solicitors of Clarkes Bridge House, Hanover Street, Cork against the decision made on the 1st day of December, 2016 by Cork City Council to grant subject to conditions a permission to Donal and Irene Corkery care of Barrett and Associates of Santa Maria, Springfort, Montenotte, Cork in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of changes made to dwellinghouse non-compliant with permission granted under planning register reference number T.P. 14/36171; namely retention of window at north facing side of rear extension to be fitted with obscure glazing and retention of masonry wall at north facing side of new front bay window in lieu of glazing permitted; all at 9 Avonlea gardens, Church Road, Blackrock, 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 condition 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 provisions of the Cork City Development Plan 2015-2021, to the nature and scale of the alterations proposed to be retained, and to the pattern of development in the area, it is considered that, subject to compliance with the condition set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITION

The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

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

Dated this day of 2017.