

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Cork City**

**Planning Register Reference Number:16/37163**

An Bord Pleanála Reference Number: PL 28.248040

**APPEAL** by Deirdre Carwood and Edward Horan care of CLC Chartered Engineers of Acorn Business Centre, Blackrock, County Cork against the decision made on the 23<sup>rd</sup> day of January, 2017 by Cork City Council in relation to an application by the said Deirdre Carwood and Edward Horan for permission for development comprising retention of omission of rooflight and alterations to dormer window as permitted under planning register reference number 12/35348, removal of rear window and associated elevational material alterations at 43 Ballincurrig Park, Douglas, Cork in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for retention of removal of rear window and associated elevational material alterations and to refuse permission for retention of omission of rooflight and alterations to dormer window as permitted under planning register reference number 12/35348):

## **DECISION**

**GRANT permission for retention of removal of rear window and associated elevational material alterations 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 retention of omission of rooflight and alterations to dormer window as permitted under planning register reference number 12/35348 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 Residential Zoning Objective for the area as set out in the Cork City Development Plan 2015 – 2021 and the overall design and scale of the development proposed to be retained, the location of the appeal site and the established pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, these aspects of the development proposed to be retained 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.

**Reason:** In the interest of clarity.

2. Permission is hereby granted for the retention of removal of rear window at first floor level and associated elevation changes at first floor level only. No permission for the retention of omission of roof lights and alterations to dormer window has been granted.

**Reason:** In the interest of clarity

