

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork County

Planning Register Reference Number: 16/07017

An Bord Pleanála Reference Number: PL 04.248064

APPEAL by Caroline Murray of 18 Castlemanor Crescent, Castlemartyr, County Cork against the decision made on the 25th day of January, 2017 by Cork County Council to grant subject to conditions a permission to Manju George care of Harrington O'Flynn Consulting Engineers of 16 Roselane, Ballinacurra, Middleton, County Cork in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of single storey extension and two-storey extension to the rear of dwelling at number 16 Castlemanor Crescent, Castlemartyr, 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 provisions of the current Development Plan for the area, to the overall design and scale of the subject development, and to the established pattern of residential development in the area, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the character or amenities of the area or of property in the vicinity and would not be contrary to the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained 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 extensions shall be finished to match the external finishes of the existing house. The boundary wall shall be rendered and capped. All these works shall be carried out and completed within three months of the date of this order.

Reason: In the interest of visual amenity.

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

Dated this day of 2017.