

Board Order PL 28.248809

Planning and Development Acts 2000 to 2017

Planning Authority: Cork City Council

Planning Register Reference Number: 17/37382

Appeal by Denis O'Sullivan of 11 McSwiney's Villas, Cork against the decision made on the 7th day of June, 2017 by Cork City Council to grant subject to conditions a permission to Maurice Crowe of 41 McSwiney's Villas, Gurranabraher, Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: First floor extension to side of dwelling, over existing ground floor extension, including alterations to existing roof at number 41 McSwiney's Villas, Gurranabraher, 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 Cork City Development Plan 2015-

2021, the existing established residential use and the pattern of existing

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 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 development shall be amended as follows:

The proposed first floor window on the front elevation of the house, proposed to service the first-floor landing shall be omitted. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The external finishes of the proposed extension, including roof tiles, shall be the same as those of the existing dwelling in respect of colour and texture.

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