



An
Bord
Pleanála

Board Order
PL 04.248919

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 16/06770

Appeal by Damien Feiriteur care of OLS Consulting Engineers and Project Management Limited of Careys Cross, Bandon, County Cork against the decision made on the 26th day of June, 2017 by Cork County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: (a) Demolition of an existing sun room and projection to the front elevation, (b) construction of an extension to the existing dwelling to the front and side elevations, (c) elevation changes to all facades, (d) conversion of first floor attic storage to bedroom accommodation, (e) construction of carport and domestic garage and (f) upgrade of treatment system and percolation area and all associated site works at Knocknagallagh, Bandon, County Cork.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the existing dwelling on the site and the absence of any scenic designation in the current County Development Plan, it is considered that the proposed two storey extension to the front (northern) elevation, by reason of its scale, nature and design, would not be visually obtrusive and would not seriously injure the visual amenities of the area, and that therefore, the imposition of condition number 2 is not warranted.

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.

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

Dated this day of 2017