



An  
Bord  
Pleanála

**Board Order  
PL 28.248942**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 17/37277**

**Appeal** by Ann O'Rourke care of John MacCarthy and Partners of 16 Mary Street, Cork against the decision made on the 6<sup>th</sup> day of July, 2017 by Cork City Council to grant subject to conditions a permission to Michelle O'Connor and Ruairi O'Reilly care of Edward Mansworth of Berry Hill, Cobh, County Cork in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of the single storey rear extension, erection of a new single storey rear extension, increase in size of the existing front, (first floor), dormer window and the construction of a two-storey rear extension to dwellinghouse at 26 Evergreen Road, 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 Cork City Development Plan 2015-2021, the existing established residential use and the pattern of existing and permitted 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. The proposed development 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 as amended by the further plans and particulars submitted on the 4<sup>th</sup> day of May, 2017 and on the 9<sup>th</sup> day of June, 2017, 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:

No permission is granted for the proposed amendments to the existing first floor dormer window on the front elevation of the house.

**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.

