



An  
Bord  
Pleanála

**Board Order  
PL 28.249069**

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

**Planning Authority: Cork City Council**

**Planning Register Reference Number: T.P. 17/37442**

**Appeal** by Neil and Patsy Manley of 2 Linden Avenue, Beaumont, Cork and by Denis and Fiona Mulcahy care of Coughlan Associates Architects and Project Managers Limited of 60 Austin Friars Street, Mullingar, County Westmeath against the decision made on the 21<sup>st</sup> day of July, 2017 by Cork City Council to grant subject to conditions a permission to Denis and Fiona Mulcahy in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Demolition of existing garage/shed, alterations to existing dwellinghouse and construction of a two-storey extension, conversion of loft space to study/home office with toilet and rear dormer, alterations to existing entrance gate/wall, and all associated site works, all at 4 Linden Avenue, Beaumont, 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:

- (a) the provisions of the Cork City Development Plan, 2015-2021,
- (b) the size and orientation of the site and the pattern of existing and permitted development in the vicinity, and
- (c) the design of the proposed extension,

it is considered that, subject to compliance with the conditions set out below, the proposed development generally accords with the policy requirements of the relevant Plan as it relates to residential extension and would not seriously injure the residential amenities of property in the vicinity of the site. 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, 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 dormer window on the rear elevation shall be modified, such that the overall width is reduced to 2.5 metres (maximum). The dormer shall be set down from the ridge of the existing roof by at least 0.25 metres. The window opening shall be proportionately reduced in size, and shall be rectangular in shape. 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.

