

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Cork County

Planning Register Reference Number: 17/05264

An Bord Pleanála Reference Number: ABP-300941-18

APPEAL by Nico O'Rourke and Vanessa Hamilton care of Paul O'Neill Designs of "Saint Helens", Douglas Road, Cork against the decision made on the 23rd day of January, 2018 by Cork County Council to refuse permission for the proposed development.

PROPOSED DEVELOPMENT: Construction of a single storey extension to the rear of dwelling at 5 The Park (a protected structure), Cobh, County Cork.

DECISION

GRANT permission for the above proposed development in accordance with the plans and particulars lodged with the said council, 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 compatible design and limited scale of the proposed development, it is considered that the proposed extension, subject to compliance with the conditions set out below, would not adversely impact on the residential amenities of adjoining properties, on the architectural heritage value of the protected structure of number 5 The Park, or on the designated Architectural Conservation Area at this location, and would otherwise be in accordance with the provisions of the current Cobh Town Development Plan. 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 external finishes of the proposed extension shall match the colour and texture with the existing finishes on the house.

Reason: In the interest of visual amenity.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

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

Dated this day of 2018.