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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 17/7257**

**Appeal** by Mary Keogh of 58 Copper Valley Vue, Glenmire, County Cork against the decision made on the 13<sup>th</sup> day of February, 2018 by Cork County Council to grant subject to conditions a permission to Tadhg Óg Murphy care of Michael Cummins of 63 Saint Mary's Road, Midleton, County Cork in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retain an additional bedroom window on the first floor of the rear elevation of dwellinghouse, which is presently being constructed under planning reference number 14/6410, at New Line, Ballinglanna, Glanmire, County 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 condition 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 location of the existing house within a built-up urban area and to the nature and extent of residential development in the vicinity, it is considered that, subject to compliance with the condition set out below, a first floor bedroom window on the rear elevation of the house would be acceptable in terms of impact on existing residential amenity and would otherwise be in accordance with the proper planning and sustainable development of the area.

## **Condition**

Within six months of the date of this Order, the proposed window will be replaced by a top-hung window glazed in frosted glass and shall be permanently maintained in such glazing.

**Reason:** In the interest of residential amenity.

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**Terry Ó Niadh**

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

**Dated this            day of            2018.**