



Planning and Development Acts 2000 to 2018

Planning Authority: Cork City Council

Planning Register Reference Number: 17/37714

Appeal by Deirdre Carwood and Edward Horan care of CLC & Associates, Acorn Business Centre, Blackrock, Cork, County Cork against the decision made on the 21st day of February, 2018 by Cork City Council to refuse a permission to the said Deirdre Carwood and Edward Horan for the proposed development.

Proposed Development: Retention of existing dormer window and permission for alterations to dormer window with associated elevational alterations at 43 Ballincurrig Park, Douglas Road, Cork City.

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 design, form, reduction in scale of the dormer window construction, and the proposed finishes, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed for retention would not seriously injure the residential or visual amenities of the area, would comply with the provisions for extensions to dwellings as set out in the current Cork City Development Plan, and would otherwise be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Prior to the commencement of development, details of the external finishes of the proposed dormer walls shall be agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

2. 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.

Terry Ó Niadh

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.