

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Cork City

Planning Register Reference Number: 17/37712

An Bord Pleanála Reference Number: ABP-301270-18

APPEAL by Christine McCarthy care of D.A. Kearney of Ballady, Belgooly, County Cork against the decision made on the 26th day of February, 2018 by Cork City Council to refuse permission to the said Christine McCarthy for the proposed development.

PROPOSED DEVELOPMENT: A ground floor extension to the front of the existing dwellinghouse, internal alterations to the ground floor, widening of existing vehicular entrance and all associated site development works, all at Number 41 Rossbrook, Model Farm Road, 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 form and character of the established dwelling on the site, to the compatible design and limited scale of the proposed development, and to the pattern of development change that has evolved with residential properties in the immediate vicinity of the site, it is considered that the proposed development, subject to compliance with the conditions set out below, would not adversely impact on the visual amenity of the streetscape, would be acceptable in terms of traffic safety and convenience, and would be in accordance with the provisions of the current Cork City 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 be agreed in writing with the planning authority prior to the commencement of development.

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.