

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Cork City Council

Planning Register Reference Number: 18/37737

An Bord Pleanála Reference Number: ABP-301348-18

APPEAL by Anna and Brian Daly of 8 Gate Lodge Close, Green Park, Blackrock, Cork against the decision made on the 14th day of March, 2018 by Cork City Council to refuse permission for the proposed development.

PROPOSED DEVELOPMENT: Construction of a rear extension to the bedroom of a dwellinghouse and associated site works at 8 Gate Lodge Close, Green Park, Blackrock, 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 nature, extent and design of the proposed development, the general character and pattern of development in the area and to the provisions of the Cork City Development Plan 2015 – 2021, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity and would not be out of character with the area. 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 render finish on the external walls and on the base underneath the proposed first floor extension shall be a self-coloured render. Details of which shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: To ensure a high standard of maintenance in the interest of visual amenity.

3. Water supply and drainage arrangements, including the attenuation and 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 the environment.

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

Dated this day of 2018.