



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: D/228/18

WHEREAS a question has arisen as to whether the proposed single storey extension to the rear of an existing dwelling at 80 Woodview, Pinecroft, Grange, County Cork is or is not development and is or is not exempted development:

AND WHEREAS Noel Quinlan of 78 Woodview, Pinecroft, Grange, County Cork requested a declaration on this question from Cork County Council and the Council issued a declaration on the 12th day of March, 2018 stating that the matter was development and was exempted development:

AND WHEREAS Noel Quinlan referred the declaration for review to An Bord Pleanála on the 6th day of April, 2018:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000,

- (c) Section 4(1)(a) of the Planning and Development Act, 2000, as amended,
- (d) article 6(1) and article 9(1) of the Planning and Development Regulations, 2001, as amended,
- (e) Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended:

AND WHEREAS An Bord Pleanála has concluded that –

- (a) The development is connected to the house and is an extension.
- (b) The extension does not include above ground habitable space and is a single storey extension.
- (c) The floor area of the extension does not exceed 40 square metres or reduce the area of garden remaining to less than 25 square metres.
- (d) The height of the extension does not exceed the height of the rear wall of the main house.
- (e) The glazed panel closest to the rear wall of the main house, and which is less than one metre from the shared boundary, is neither capable of being opened nor does it allow people to see through.
- (f) All windows are over one metre from the shared boundary.
- (g) The extension, therefore, comes within the scope of Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, and all Conditions and Limitations attached to this Class.

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the proposed single storey extension to the rear of an existing dwelling at 80 Woodview, Pinecroft, Grange, County Cork is development and is exempted development

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.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.