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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 17/37590**

**APPEAL** by Maria O'Regan of 8 Langford Row, Cork against the decision made on the 1<sup>st</sup> day of May, 2018 by Cork City Council to grant subject to conditions permission to Florence Gabriel care of Wiseman Designs of 32 Lake Lawn, Well Road, Cork as amended by the revised newspaper notice received by the planning authority on 9<sup>th</sup> day of February, 2018.

**Proposed Development** Retention of single-storey rear extension to dwelling at 24 Vicar Street, Cork.

**Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations 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**

The development proposed for retention is a rear extension to an existing small dwelling house. This extension has a mono-pitched roof, the specification of which is linked inextricably to the inclusion within the overall roof space of an upper floor, the design of which would be inherently unsuited to habitable use. Its northern elevation is visible above the common boundary wall between the site and the adjoining rear yard to the north and the presence of this elevation significantly reduces the lighting to this yard and the ground floor windows of the three dwellinghouses that abut it. The proposed retention of the rear extension would seriously injure the amenities of the adjoining and adjacent residential properties and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**