



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 17/06814

Appeal by Naoimh Reilly of White Point, Cobh, County Cork against the decision made on the 6th day of June, 2018 by Cork County Council to grant subject to conditions a permission to Eimear and Colin Taft care of Loic Dehaye of Unit 4, East Park House, Marina Commercial Park, Centre Park Road, Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single-storey extension to the north elevation of an existing two-storey dormer dwellinghouse, including the construction of a new first floor dormer window extension to the east elevation, three new roof windows, alterations to existing elevations, the demolition of an existing porch and boiler room and all associated site works at Villa Anita, White Point Strand, Cobh, County Cork.

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, siting and layout of the proposed development, together with the established layout of adjoining development, the natural topography of the site and adjoining lands, and the established boundary treatment, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining properties and would, therefore, be in accordance with the provisions of the current Cobh Town 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, as amended by the further plans and particulars submitted to the planning authority on the 19th day of January, 2018 and the 10th day of May, 2018, 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. Access to the roof of the new extension shall be for maintenance purposes only and the roof shall not be used as a balcony, sitting area, or roof garden.

Reason: In the interest of residential amenity.

4. Prior to the occupation of the new extension, the dwelling shall connect to the public sewer in the vicinity in accordance with the requirements of Irish Water and the existing private wastewater treatment system shall be decommissioned in accordance with the written agreement of the planning authority.

Reason: In the interests of public health and orderly development.

5. The disposal of surface water shall comply with the requirements of the planning authority for such works.

Reason: In the interest of public health and to ensure a proper standard of development.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Dave Walsh

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

Dated this day of 2018.