



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/05220

Appeal by John and Laura Goodwin of 44 Westcourt Heights, Coolroe, Ballincollig, County Cork against the decision made on the 9th day of July, 2018 by Cork County Council to refuse permission to the said John and Laura Goodwin for the proposed development.

Proposed Development: Construction of a first floor extension to the side of the dwelling, a single storey extension to the rear of the dwelling and for alterations to the front, side and rear of the dwelling, all at 44 Westcourt Heights, Ballincollig, 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 and limited scale of the proposed development and the separation distances between the proposed development and neighbouring residential properties, and to the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not adversely impact on the residential amenities of adjoining properties or the visual amenities of the area, would not be overbearing and would otherwise be in accordance with the provisions of the current Ballincollig Carrigaline Municipal District Local Area 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 extensions shall be agreed in writing with the planning authority prior to 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.

4. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

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

Dated this day of 2018.