



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/06129

Appeal by Paul and Maeve Cotter care of Mark Gallagher of Eyeries Village, Beara, County Cork against the decision made on the 3rd day of October, 2018 by Cork County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing rear sun-room and construction of single storey extension to rear of semi-detached dwelling and associated site works at 20 The Heathers, Classes Lake, Coolroe, Ovens, County Cork.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the provisions of the current Cork County Development Plan, the existing established residential use, the pattern of existing and permitted development in the vicinity and having regard to the information submitted with the planning application and the appeal, the Board is satisfied that the proposed development would be in accordance with the requirements of the relevant Development Plan as it relates to residential extensions, would be acceptable and would not seriously injure the visual or residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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.

Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.