



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/00173

Appeal by Mary Ahern of Millville, Western Road, Clonakilty, County Cork against the decision made on the 5th day of December, 2018 by Cork County Council to grant subject to conditions a permission to Kieran O’Gorman care of John Dinneen and Associates of Inis Cuain, Old Timoleague Road, Clonakilty, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a two-storey side extension to existing dwellinghouse and all associated site works at Forge Cottage, Western Road, Clonakilty, 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 scale, nature and design of the proposed extension and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not give rise to flood risk. 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 on the 9th day of November, 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 development to which this permission refers is as detailed in blue on the plans received by the planning authority on the 9th day of November, 2018, only, and does not refer to any other works on the site.

Reason: in the interest of clarity.

3. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

4. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. The developer shall submit to, and agree in writing with the planning authority a construction method statement for the piled foundations required for the proposed works so as to ensure that the proposed building preserves the structural integrity and independence of the existing river wall.

Reason: In the interests of environmental protection and public health.

6. (a) The proposed extension shall be set back 1,200 millimetres so that it aligns with the front building line of the existing dwelling.
- (b) The proposed door opening on the front (north) elevation shall be omitted and replaced with a window opening which shall match the window openings in the existing dwelling. A door, if required, shall be located in the side (western) elevation.
- (c) Obscure glazing shall not be used in any window opening in the front (north) elevation.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: in the interest of visual amenity.

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

Dated this day of 2019.