



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/04138

Appeal by Paul Murphy care of Gerald McCarthy Architects Limited of 72 Main Street, Macroom, County Cork against the decision made on the 30th day of April, 2019 by Cork County Council to grant subject to conditions a permission to Dan and Noreen O'Mahony care of O'Donovan Designs and Surveyors of 26 Hazelwood Close, Glanmire, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of rear extension to existing dormer dwelling, log cabin with deck area for use as a gym, domestic garage, vehicular entrance, stone cladding to dwelling and extension and changes to heights to boundary walls and associated site works at The Windygap, Farnanes, Knockshanawee, 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 Cork Rural Design Guide, the Board considers that, subject to compliance with the conditions set out below, the development proposed to be retained would not endanger public safety by reason of traffic hazard and would not seriously injure the visual and residential amenities of the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 14th day of February 2019, the 4th day of April 2019 and the 11th day of April 2019, 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 within three months of the date of this Order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall be amended as follows:
 - (a) the section of the boundary wall extending along the south-eastern gable of the house (extending from the front elevation of the house as far as the rear elevation of the full width single storey lean-to extension) along the local road shall be removed, and
 - (b) the remaining boundary wall elements shall be set back so that the wall abuts the gable side elevation of the dwelling house.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.

Reason: In order to safeguard the utility of the adjoining local road and the amenities of the residential property.

3. Within three months of the date of this Order, details of the paint colour to the UPC cladding elements of the log cabin shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of visual amenity.

4. The log cabin shall not be used for human habitation or as a separate dwelling or for any other purpose other than a purpose incidental to the enjoyment of the main dwelling.

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

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

Dated this day of 2019.