

An
Bord
Pleanála

Board Order
ABP-310117-21

Planning and Development Acts 2000 to 2020

Planning Authority: Cork City Council

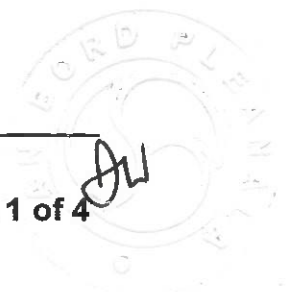
Planning Register Reference Number: T.P.21/39910

Appeal by D.G. and Maeve Minihane of 90 Rossbrook, Model Farm Road, Cork against the decision made on the 7th day of April, 2021 by Cork City Council to grant subject to conditions a permission to Pádraig and Eibhlin Varian of 91 Rossbrook, Model Farm Road, Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission for the construction of extensions to the front of the dwellinghouse consisting of first floor extension to existing bedroom and retention of extension to ground floor porch at 91 Rossbrook, Model Farm Road, Cork City.

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 City Development Plan 2015 – 2021 and the planning history of the site, the Board considered that the retention of the front porch and the proposed first floor front/side extensions to the existing dwelling house would, subject to compliance with the conditions set out below, be compatible with the visual and residential amenities of the area. The development proposed for retention and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

- (a) The proposed front window to the first-floor extension shall match the size and design of the existing front windows in the front elevation of the dwelling house.
- (b) The ensuite window in the proposed side elevation shall be obscure glazed and only the top light in this window shall be an opener.

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 interests of visual and residential amenity.

3. 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.

4. Storm water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 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.

6. 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.

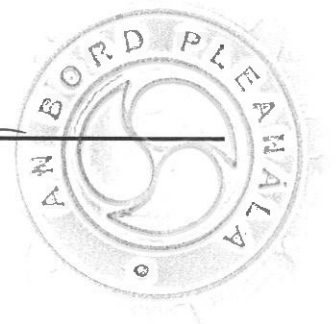
Reason: To restrict the use of the extension in the interest of residential amenity.



Dave Walsh

Member of An Bord Pleanála

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



Dated this 11th day of August 2021

