

Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 21/00330

Appeal by Joseph O’Sullivan of Ballycummisk, Schull, Cork against the decision made on the 12th day of July, 2021 by Cork County Council to grant, subject to conditions, a permission to Paul and Breda Goss care of McCutcheon Halley, Chartered Planning Consultants of 6 Joyce House, Barrack Square, Ballincollig, County Cork in accordance with the plans and particulars lodged with the said Council:

Proposed Development: Retention of modifications to the existing garage/studio permitted under Planning Reference: 16/754 and all associated site development works. Permission for retention is being sought for (1) flat roofed storeroom around the perimeter of the existing garage/studio, (2) alterations to the permitted elevations and (3) partial changes to the internal layout of the first floor studio to two number storage rooms and bathroom ancillary to the main dwelling at Ballycummisk, Ballydehob, 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 relevant provisions of the Cork County Development Plan 2014, to the pattern of development in the area, to the planning history of the site and to the nature and extent of the development for which retention permission is sought, it is considered that, subject to compliance with the conditions set out below, the development for which retention permission is sought would not seriously injure the visual and residential amenities of the area, would not be prejudicial to public health and 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The garage/studio shall be used solely for use incidental to the enjoyment of the main dwelling house and shall not be used for the carrying out of any trade or business, or for human habitation.

Reason: In the interests of clarity and residential amenity.

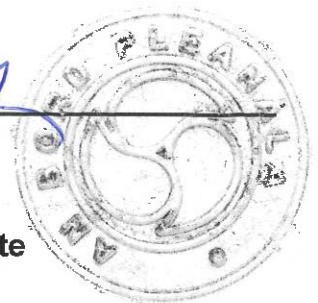
3. Surface water for the development shall be disposed of within the curtilage of the site and shall not be permitted to flow onto the public road.

Reason: In the interest of traffic safety and to prevent pollution.



Chris McGarry

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board**



Dated this 5th day of December 2021