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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: T.P. 22/40808**

**Appeal** by Sara Meloni care of Kodu Architecture of 55 South Mall, Cork against the decision made on the 19<sup>th</sup> day of April, 2022 by Cork City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

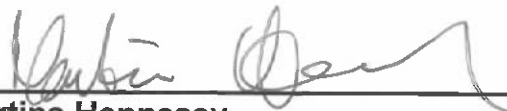
**Proposed Development:** Removal of existing front canopy, construction of new replacement canopy and material change to entrance area. Construction of new two-storey extension to gable side of existing dwellinghouse including modifications to front, side and rear elevations and all associated site works at 7 The Heathers, Classes Lake, 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 4 and the reason therefor.

## Reasons and Considerations

Having regard to the modern suburban pattern and character of development in the area, it is considered that the proposed contemporary design would not detract from the character of the existing dwelling or surrounding dwellings and would not detract from the visual or residential amenities of the area. Therefore, the planning authority's condition number 4, requiring the front elevation of the existing dwelling maintained as existing, is not warranted.



**Martina Hennessy**

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



Dated this 28<sup>th</sup> day of July 2023.