

An
Bord
Pleanála

Board Order ABP-315021-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

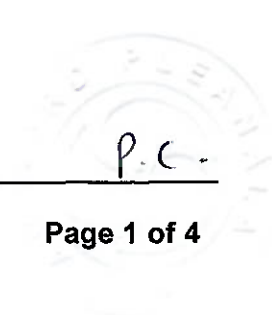
Planning Register Reference Number: 22/5436

Appeal by James Crowley care of Coakley O'Neill Town Planning of NSC Campus, Mahon, Cork against the decision made on the 11th day of October, 2022 by Cork County Council to grant subject to conditions a permission to Colm O'Shea care of O'Keefe O'Connell Architects Limited of Annabella, Mallow, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single storey garage extension to the side of the dwellinghouse, new front porch, attic conversion to incorporate new dormer window and new gable window, Velux roof lights to rear roofs, all associated material alterations to existing facades and all associated site works, all at 11 Páirc Na gCrann, Rathdaggan, Glanworth, 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.



Reasons and Considerations

Having regard to the location of the site, the design and scale of the proposed development and 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 residential or visual amenities, established character or appearance of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 3rd day of October, 2022, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The attic area shall be used solely for storage purposes associated with the main residential accommodation as indicated on drawing number 0888-PL-101.
- (b) The garage area shall be used solely as a garage, a non-habitable use, associated with the main residential accommodation as indicated on drawing number 0888-PL-100.

- (c) The rear attic projection incorporating the proposed window shall be reduced to 2,000 millimetres in overall width when measured externally.
- (d) The glass serving the rear dormer attic extension shall be obscure/frosted glazing.

Details of (c) and (d) shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of clarity and residential amenities.

- 3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

- 4. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

- 5. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

6. All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.




Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 29 day of November 2023.