

An
Bord
Pleanála

Board Order ABP-317959-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/5182

Appeal by Tom and Kathrin Walsh of 14 Main Street, Midleton, County Cork against the decision made on the 9th day of August, 2023 by Cork County Council to grant permission subject to conditions to Fran Walsh and Angela Walsh care of Harrington O'Flynn Consulting Engineers Limited of 16 Roselane, Ballincurra, Midleton, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for retention of elevational changes as constructed to dwelling house previously granted under planning application number 20/5422 all at Drury's Avenue, Townparks, Midleton, 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 Cork County Development Plan 2022-2028, the site location in the Middleton Town Centre Architectural Conservation Area, the planning history of the site, the scale and design of the development proposed to be retained and the surrounding pattern of development, the Board considers that the development proposed to be retained would not give rise to unacceptable impacts on visual amenity or on the character and setting of the Middleton Town Centre Architectural Conservation Area, or on the residential amenity of surrounding neighbouring properties. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

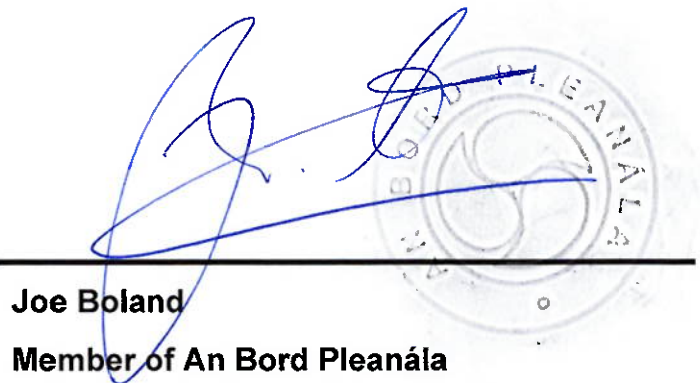
Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2.
 - (a) The first-floor window to the rear elevation (currently serving as ensuite bathroom) shall be retained in obscure glass/glazing in perpetuity.
 - (b) The dormer element on the north elevation shall remain blank and shall not be provided with glazing of any nature.

Reason: To prevent overlooking of adjoining residential properties.



Joe Boland

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *14th* day of *May* 2024