

An
Coimisiún
Pleanála

Commission Order
ACP-323403-25

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: T.P. 25/43925

Appeal by Declan Fallon of Locharn, 26 Sunday's Well Road, Cork against the decision made on the 28th day of July, 2025 by Cork City Council to grant subject to conditions a permission to Rory and Finola O'Brien care of Wiseman Designs of 32 Lake Lawn, Well Road, County Cork for the proposed development.

Proposed Development: Retention permission for extension to balcony, granted under planning register reference number TP1838096, to rear of dwelling at 27 Sunday's Well Road, Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

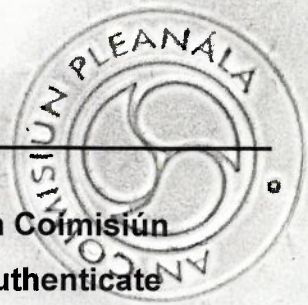
Reasons and Considerations

Having regard to Objective 8.23 Development in Architectural Conservation Areas, to the location of the site within an area zoned ZO 01 Sustainable Residential Neighbourhoods and within the Sunday's Well Sub-Area E: South facing gardens Architectural Conservation Area (ACA) of the Cork City Development Plan 2022-2028, it is considered that the extension to the balcony proposed to be retained, is of a haphazard nature, would fail to integrate with the existing dwelling in terms of design and finish, and would detract from the character and setting of the Architectural Conservation Area in which it is situated. The retention of the extension to the balcony would, therefore, not be in accordance with proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for the retention of the extension to the balcony, the Commission shared the concerns of the Inspector and planning authority that the 'as constructed' timber balcony is at odds with the overall setting of the rear of the dwelling and the existing permitted balcony, which is finished with steel posts and wrought iron but did not consider that this could be overcome by way of condition.


Marie O'Connor

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 12 day of November 2025.