



Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/4887

Appeal by Edward Vaughan against the decision made on the 8th day of December, 2025 by Cork County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a new dwellinghouse, a new vehicular entrance, and all associated site works, all at Camden Road, Crosshaven, County Cork.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission 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, as amended, to **AMEND** condition number 3 so that it shall be as follows for the reason set out.

3. (a) The height of the dining room window cill on the west elevation shall be a minimum of 1,650 millimetres above the internal finish floor level.
- (b) A 1.8-metre-high screen shall be provided on the western side of the proposed balcony.

Reason: In the interest of residential amenity.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the orientation and typography of the site, and the pattern of development in the area, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 3 are not warranted. The proposed development, with amendments to condition number 3, as outlined above, would not have a significant impact on the residential or visual amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area. The Commission had regard to the separation distance, existing boundary condition, and orientation of the adjacent property to the west and considered that a high-level window and screening to the western edge of the balcony would eliminate any undue overlooking of the adjacent property.



Emer Maughan

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



Dated this ^{1st} day of ^{May} 2026.