

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

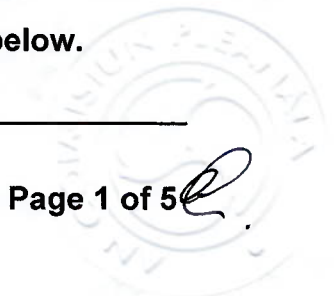
Planning Register Reference Number: 2544331

Appeal by Tom King against the decision made on the 9th day of March 2026 by Cork City Council to grant, subject to conditions, a permission to Rose Hudson in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission for alterations and extensions to an existing dwelling. Scope of works as follows. (1) Part 2-storey/part single storey flat roof extensions to the front, to both side and to the rear of the existing dwelling, (2) Elevational alterations to the existing dwelling including removal of chimneys and removal of an existing pitched roof over the front bay windows to be replaced with a flat roof, (3) The demolition of an existing detached garage to the side of the dwelling, (4) The widening of the existing vehicular entrance to the site to three metres and (5) All other associated site works at Eversleigh, Hettyfield, Douglas, Cork.

Decision

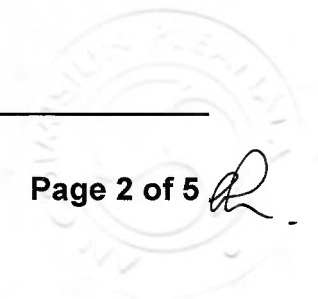
GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.



Reasons and Considerations

Having regard to the nature of development proposed involving extensions and refurbishment of an existing dwelling, the location and the context of the site and the surrounding area, the policies and objectives of the Cork City Development Plan 2022 -2028 and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024, it is considered that the proposed development would not seriously injure the residential or visual amenities of the area or give rise to unacceptable overlooking or loss of privacy to adjoining properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission reviewed the floor plans and notwithstanding the nature of the accommodation served by the windows and the 1.8m distance to the boundary, was satisfied the boundary fence height and the high level nature of the windows on a ground floor extension would not allow for overlooking of the properties to the rear and would therefore not injure the residential amenity of the neighbouring properties.



Conditions

1. The proposed development shall be carried out and completed 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 10th day of February 2026 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

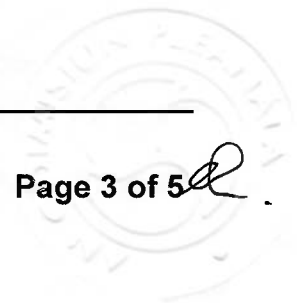
Reason: In the interest of clarity.

2. The extensions and the existing dwelling combined shall be confined solely to residential use as a single private dwelling unit and shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: In the interests of residential amenity.

3. All external finishes (including roof tiles/slates, render finish and windows) shall be strictly as proposed in the drawings submitted to the planning authority and as amended on 10th day February 2026, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of visual amenity.



4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services, and the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority prior to commencement of development.

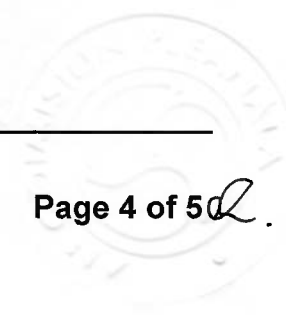
Reason: In the interest of public health.

5. Site development and building works shall be carried out only between 0700 to 1900 hours Mondays to Fridays inclusive and 0800 to 1400 on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

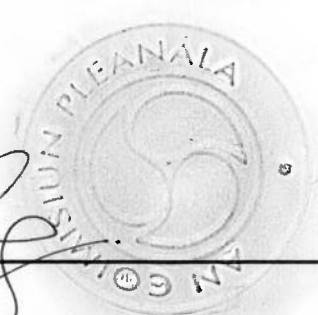
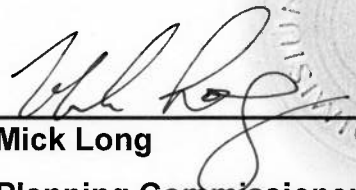
6. Prior to commencement of development, the developer shall submit details of a Construction Management Plan for the written agreement of the planning authority. The plan shall provide details of intended construction practice for the proposed development, including traffic management, noise and dust management, and off-site disposal of construction/demolition waste. The proposed development shall be carried out in accordance with the written agreed details.

Reason: In order to ensure a satisfactory standard of development, in the interest of residential amenity and public safety.



7. The developer shall pay to the planning authority a financial contribution in respect of public Infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission



Mick Long

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

Dated this *23rd* day of *June* 2025