



An  
Bord  
Pleanála

## Inspector's Report ABP-305616-19

---

<b>Development</b>	Construction of alterations and extensions to dwelling.
<b>Location</b>	Number 1 Grillagh, Shannonvale, Clonakilty, Co. Cork
<b>Planning Authority</b>	Cork County Council
<b>Planning Authority Reg. Ref.</b>	19/239
<b>Applicant(s)</b>	Ross Cleary and Julie Hogan
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant Permission
<b>Type of Appeal</b>	First Party v. Condition
<b>Appellant(s)</b>	Ross Cleary and Julie Hogan
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	18 <sup>th</sup> December 2019
<b>Inspector</b>	Fergal O'Bric

## **1.0 Site Location and Description**

- 1.1. The appeal site is located at Number 1 Grillagh which comprises a two-storey end of terrace dwelling, within the identified development boundary of Shannonvale. The site comprises the most southerly dwelling within a terrace of 9 residential units, containing a variety of house styles.
- 1.2. The subject site has a stated area of 370 square metres (sq. m.). Site levels follow the gradient of the adjoining public road to the west (front) and fall from north-west to south-east and from north to south on site. There is a private roadway located south of the property which accesses a mill building and neighbouring residential properties and a laneway to the rear (east) of the property to access the rear of the neighbouring terraced dwellings. There is a watercourse (Argideen River) located approximately 75 metres south of the property, with ground levels falling towards the watercourse from within the village.
- 1.3. Access to the site is from the private roadway and currently there is no area dedicated for on-site parking within the appeal site boundaries.

## **2.0 Proposed Development**

- 2.1. It is proposed to construct a two-storey extension to the rear of the dwelling and two single-storey extensions to the front of the dwelling (total gross floor area (68 sq m) and partial demolition of a store (26 sq m) to the front of the dwelling. It is also proposed to refurbish and alter the existing dwelling which has a stated floor area of 126 sq. m. The revised two-storey dwelling would have an overall stated gross floor area of 168 sq. m.
- 2.2. The proposed extensions provide for a contemporary style in terms of picture style windows with a strong vertical emphasis, rooflights and solar panels on the proposed rear extension and external finishes are to include natural timber cladding, corrugated cladding and smooth render.
- 2.3. A new vehicular access and on-site car parking for two vehicles is proposed with access from the private roadway.
- 2.4. Further Information submitted to Cork County Council on the 30<sup>th</sup> day of August 2019

Included: a Flood Risk Assessment; sightlines from the proposed vehicular access point; provision of a footpath along the public road frontage and use of the store to the front of the dwelling.

### 3.0 **Planning Authority Decision**

#### 3.1. **Decision**

Planning permission was granted subject to 8 no. standard conditions. The following is the relevant condition to this appeal:

Condition Number 3: All external walls of proposed dwelling shall be uniformly finished in a neutral shade of painted plaster.

Reason: In the interests of visual amenity.

#### 3.2. **Planning Authority Reports**

##### 3.2.1. ***Planning Reports***

Following the submission of the further information, the Area Planner recommended that planning permission be granted subject to conditions.

##### ***Other Technical Reports***

- Engineering Report: No objection, subject to conditions
- Estates Report: No objections.

#### 3.3. **Prescribed Bodies**

- Irish Water: Report outstanding.

### 4.0 **Planning History**

#### ***Subject Site***

I am not aware of any relevant planning history pertaining to the application site.

#### ***Adjoining Sites***

None relevant

## **5.0 Policy Context**

### **5.1. West Cork Municipal District Local Area Plan (LAP), 2017**

- 5.1.1. The subject site is located within the identified development boundary of Shannonvale which is identified as a Village within the West Cork Municipal District Local Area Plan 2017. The appeal site is within an area with an identified zoning of: 'Residential'. The principle of extensions and alterations to dwellings are acceptable under this zoning objective.
- 5.1.2. Sections 6 of the LAP pertains to development within Villages. Sections 6.1.7 & 6.1.8 specifically address the development of extensions/alterations within the settlement as follows: There is scope for development within the villages; however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. It is also important that any future development maintains the integrity of the surrounding landscape, particularly any designated high value landscapes.
- 5.1.3. There may be opportunities for some small scale development in the village centres. It is important that any proposed development would be in keeping with the established character of the villages.

### **5.2. Cork County Development Plan, 2014**

#### **5.2.1. Alterations to Existing Dwellings**

The design and layout of extensions to houses are required to have regard to the amenities of adjoining properties particularly as regards sunlight, daylight and privacy. The character and form of the existing building should be respected and external finishes and window types should match the existing.

#### **5.2.2. Section 16.72 of the Plan sets out the requirements in relation to extensions and alterations to dwellings. Extensions should:**

- Follow the pattern of the existing building as much as possible;

- Be constructed with similar finishes and with similar windows to the existing building so that they will integrate with it;
- Care should be taken to ensure that the extension does not overshadow windows, yards or gardens or have windows in flank walls which would reduce the privacy of adjoining properties.

### **5.3. Natural Heritage Designations**

There are no relevant designated areas in the immediate vicinity of the site.

## **6.0 The Appeal**

### **6.1. Grounds of Appeal**

A first-party appeal against the Planning Authority's condition number three only was received from the applicants. The issues raised therein are summarised below:

- The condition is unduly restrictive. The proposed corrugated cladding on the front extension would be consistent with the traditional use of such materials for outhouses/lean-to extensions of houses constructed during the period when the original dwelling on site was constructed.
- The proposals provide for a contemporary interpretation of the vernacular form and material and would enhance the development.
- The use of the natural timber cladding within the first-floor element of the proposed rear extension would soften the appearance of the development, and, when weathered, would blend with the mature trees on the opposite side of the private roadway.

### **6.2. Planning Authority Response**

The Area Planner submitted that they had no further comments to make on the application.

## 7.0 **Assessment**

- 7.1. This is a first-party appeal only against condition number 3 attached to the Planning Authority's decision to grant planning permission. This condition requires that all external walls be uniformly finished in a neutral shade of painted plaster.
- 7.2. Having regard to the nature and scale of the proposed development and the nature of condition number three, it is considered that the determination by the Board of the application, as if it had been made to it in the first instance, would not be warranted. Therefore, the Board should determine the matters raised in the appeal only, in accordance with Section 139 of the Planning and Development Act 2000, as amended.
- 7.3. The grounds of appeal assert that as the site and surrounding area does not have any conservation status, a restriction on the use of alternative external finishes is unnecessary. It is also asserted in the grounds of appeal that the proposed timber and corrugated cladding finishes would be appropriate within the local streetscape and consistent with historical building traditions dating back to when the dwelling on site was originally constructed.
- 7.4. The Planning Authority's reason for attaching condition number 3 to their notification of a decision to grant permission is stated as 'in the interests of visual amenity'. It is not apparent from a perusal of the Planning Officer's Reports, that there was any concern raised in relation to external finishes. The design was considered acceptable by the Planning Authority and the proposals were deemed to accord with the provisions of the Development Plan.
- 7.5. The appeal site is situated in a residential area that does not have any conservation status. The proposed extensions are modest in scale, would integrate with the existing dwelling in terms of scale, mass and height and the proposed external timber and corrugated cladding finishes would not be overly dominant within the local streetscape. Accordingly, I am satisfied that the proposed timber and corrugated cladding external finishes would not be contrary to the provisions of the Development Plan.
- 7.6. In conclusion, I am satisfied that condition Number 3, requiring that all external walls be uniformly finished in a neutral shade of painted plaster, would not be warranted.

## 8.0 Recommendation

- 8.1. It is recommended that the Planning Authority be directed to remove condition number 3, for the reasons and considerations hereunder.

## 9.0 Reasons and Considerations

Having regard to the nature and scale of the proposed development, the existing pattern of development in the area and the provisions of the Cork County Development Plan 2014, it is considered that the modification to the proposed development, as required by the planning authority in its imposition of condition number 3, was not warranted, and that the proposed development, with the omission of condition number 3, would not detract from the amenities of the area, would be acceptable within the streetscape and would, therefore, be in accordance with the proper planning and sustainable development of the area.

---

Fergal O'Bric  
Planning Inspector

10<sup>th</sup> January 2020