



An
Bord
Pleanála

Inspector's Report ABP-310627-21

Development	Retention of domestic garage, two garden sheds, and camper van garage
Location	25 Fernlea, Kilnaglery, Carrigaline, County Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	21/5023
Applicant(s)	Kieran & Catherine Sisk
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Valerie Evans
Date of Site Inspection	21 st September, 2021
Inspector	Kevin Moore

1.0 Site Location and Description

1.1. Fernlea is a residential estate at the southern end of the town of Carrigaline in County Cork. No. 25 comprises a detached dormer house at a cul-de-sac end. The structures proposed for retention are located to the rear of the house and each comprise detached buildings that are single storey in height. The base for the camper van garage is in place. Detached dormer houses are located to the north (rear) of the site.

2.0 Proposed Development

2.1. The proposed development would comprise the retention of a domestic garage, two garden sheds, and the retention and completion of a camper van garage.

3.0 Planning Authority Decision

3.1. Decision

By order dated 2nd June 2021, Cork County Council decided to grant permission for the development subject to 7 conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planner noted the development of structures on the site, culminating in the application made. The planning permission associated with the existing house, the Area Engineer's report and the third party submission were noted. It was submitted that the retention of the garage and two timber sheds would not be likely to seriously impact on the amenities of neighbouring properties. It was considered, having regard to scale, height, siting, form and intended use, the proposed camper van garage would not adversely impact on the amenities of neighbouring properties or devalue those properties. It was noted that the camper van garage would only extend to the south less than two metres of the 26 metre length of the southern boundary of No. 33 Fernlea (the objector's property) and would not seriously impact on the residential amenity of this property. It was also considered that it would not be prominent from

areas of public open space in the estate. A grant of permission subject to conditions was recommended.

3.2.2. Other Technical Reports

The Area Engineer had no objection to the proposal and set out a schedule of conditions.

3.3. **Third Party Observations**

An objection to the proposal was received Valerie Evans. The grounds of the appeal reflect the principal planning concerns raised.

4.0 **Planning History**

P.A. 95/1947

Permission was granted for a dormer bungalow and garage. Condition 5 of that permission prohibited the construction of all other ancillary buildings, garages, sheds, stores, fuel tanks, etc. with a prior grant of permission.

5.0 **Policy Context**

5.1. **Ballincollig Carrigaline Municipal District Local Area Plan**

The site is located within the settlement boundary of Carrigaline and is on lands designated 'Existing Built Up Area'.

5.2. **EIA Screening**

Having regard to the nature, size and location of the proposed development, there is no real likelihood of significant effects on the environment. The submission of an EIAR is not required.

6.0 The Appeal

6.1. Grounds of Appeal

The appellant resides at No. 33 Fernlea, to the rear of the site. The grounds of appeal relate to the proposed camper van garage and may be summarised as follows:

- The structure would be imposing and very overbearing.
- The building would be 35cm-50cm from the boundary wall to the south of the appellant's property.
- The different site levels between properties should be taken into account. The base of the building is 33cm above the ground level of the appellant's garden. When added to the height of the structure, it would have a very overbearing impact.
- The design is commercial in nature and not in keeping with a residential area and it would be prominent in view from the estate's main green amenity space.

6.2. Applicant Response

I have no record of any response to the appeal from the applicants.

6.3. Planning Authority Response

I have no record of any response to the appeal from the planning authority.

7.0 Assessment

- 7.1. The site of the proposed development contains a detached dormer house with an extensive side garden located at a cul-de-sac end. The structures proposed to be retained include a domestic garage to the rear of the house at the site's north-western corner. This single-storey structure, less than 3.5 metres in height, is located where it is well enclosed by the existing house and boundary walls and it has no adverse impacts on the neighbouring properties to the west and north. The two

garden sheds are small, single storey, timber units, each approximately 2.5 metres in height, and are located to the south of No. 33 Fernlea, the appellant's property. The boundary between the appeal site and the appellant's property comprises a wall approximately 1.5 metres over the site's ground level on top of which is a fence approximately 0.5 metres in height. The garden sheds project marginally above the height of the boundary wall/fence and have no notable impact on the amenities of neighbouring residential property to the rear. I note that there is no objection to the retention of the garden sheds and the domestic garage.

7.2. The base for the campervan garage is located immediately west of the garden sheds and is south of the boundary between Nos. 32 and 33 Fernlea lying to the north of the site. The proposed structure would be 4 metres in width and thus would extend approximately 2 metres in width to the south of the appellant's property. This structure would be 3.9 metres in height and, for a 2 metre width, it would project less than 2 metres in height over the boundary wall/fence. Having regard to the siting of the structure immediately to the north-east of the existing house on the site, the proposed building's limited height, the established boundary treatment, and the orientation of the development at this location, it is reasonable to determine that the proposed development would have no significant negative impact on the amenities of neighbouring property by way of overshadowing or overbearing impact.

7.3. In conclusion, I submit to the Board that the site of No. 25 Fernlea can adequately accommodate the structures proposed to be retained, as well as the structure proposed to be completed, without having any significant adverse impact on the amenities of other residents at this location. Furthermore, the development site is at a cul-de-sac end and is bounded by other residential properties. As a result, the structures are well screened from view from the wider public realm and they have, and would have, no distinguishable adverse visual impact on the residential estate.

Appropriate Assessment

The site of the proposed development is located within the serviceable urban area of Carrigaline and within a residential estate. This is a location which is separated from Cork Harbour SPA (Site Code: 004030) by roads, residential and other properties

and lands. Having regard to the nature, scale, and location of the proposed development, the nature of the receiving environment, and the separation distance to the nearest European site, it is concluded that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

- 8.1. I recommend that permission is granted in accordance with the following reasons, considerations and conditions.

9.0 Reasons and Considerations

Having regard to the siting, limited scale and height, design, character and layout of the structures proposed to be retained and completed, it is considered that the proposed development would not adversely impact on the residential amenities of adjoining properties, would be consistent with the provisions of the Ballincollig Carrigaline Municipal District Local Area Plan, and would otherwise be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1. The development shall be carried out and completed 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. Where such condition requires 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

Kevin Moore
Senior Planning Inspector

29th September, 2021