



An  
Bord  
Pleanála

Board Order  
ABP-311258-21

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 21/05707**

**Appeal** by John Maguire of 13 Saint Joseph's Place, Courtmacsherry, Bandon, County Cork against the decision made on the 16<sup>th</sup> day of August, 2021 by Cork County Council to grant subject to conditions a permission to Caitriona and Shane O'Brien care of South View Designs of South View House, Caherkirky, Rossmore, Clonakilty, County Cork in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Construction of an extension to the rear of existing dwellinghouse and carry out all associated site works at Number 12 Saint Joseph's Place, Cullenagh, Courtmacsherry, Bandon, County 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.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the siting of the proposed development and its design, character and layout, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the residential amenities of adjoining properties, would be compatible with the design, form and character of established properties in the vicinity, would be consistent with the provisions of the West Cork Municipal District Local Area Plan and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **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 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 development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

3. 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.

  
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Stephen Bohan

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board



Dated this 6<sup>th</sup> day of December 2021