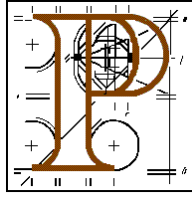


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2004

**Cork County**

**Planning Register Reference Number: 05/93**

An Bord Pleanála Reference Number: PL 04.214358

**APPEAL** by Derry McCarthy care of McCutcheon Mulcahy of 2/3 Crawford Business Park, Proby's Quay, Cork against the decision made on the 5<sup>th</sup> day of September, 2005 by Cork County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a two-storey detached house and ground floor granny flat at 23a Rochestown Rise, Rochestown, County Cork.

## DECISION

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## REASONS AND CONSIDERATIONS

Having regard to the pattern of development in the area, it is considered that the proposed development, by reason of its footprint, scale, height and bulk on this constrained site, would be out of character with the existing pattern of development in the area, would seriously injure the residential amenities of both the existing dwelling on the site and the adjacent house to the north and would depreciate the value of property in the vicinity. The proposed development, by itself and by the precedent which the grant of permission for it would set for other relevant development, would be contrary to the policy on residential infill development set out in ZON 3-5 of the Cork County Development Plan, 2003, which has the objective to 'preserve or enhance the character of the area as a whole and the setting of any original buildings on the site'. The proposed development, would, therefore, be contrary to the proper planning and development of the area.

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

Dated this            day of            2006.