



An
Bord
Pleanála

Board Direction
PL28.247836

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 12th 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed residential development, by reason of the inadequate quality and quantity of private open space provision and the inadequate internal floor area would be contrary to the provisions of the Cork City Development Plan, 2015 – 2021, and would offer an unacceptable form of residential amenity for future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed house which is situated on a restricted site and by reason of its layout and orientation would overlook established residential amenities situated to the east of the appeal site, would be visually obtrusive, and would seriously injure the residential amenities of adjoining properties. Furthermore, by reason of its design, the proposed development would be out of character with, and fail to respect, the established pattern of development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12th May 2017

Philip Jones