



An
Bord
Pleanála

Board Direction
BD-000261-18
ABP-300474-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/05/2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The site of the proposed development is located within a Rural Area under Strong Urban Influence as set out in the Cork County Development Plan 2014. Having regard to the topography of the site, the design and form of the proposed dwelling, particularly the two storey element, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would be contrary to Policy RCI 6-1 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the design of the proposed house because of its form and height would militate against the preservation of the rural environment and would be a discordant element in the landscape.

Board Member

Date: 01/05/2018

Terry Prendergast

Note: The Board considered that a single storey dwelling, designed to respect the site contours, minimising cutting into the site, would be more appropriate in the context of the rural environment and landscape of the area.

Please issue Board Direction with Order.