



An
Bord
Pleanála

Board Direction
BD-001492-18
ABP-301529-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2018.

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

Reasons and Considerations

Having regard to the planning history of the site and the pattern of development in the area, the site location within an Architectural Conservation Area and within the curtilage / attendant grounds of a Protected Structure Almorah Villas, Spy Hill, Cobh (RPS ID;10010018,) which is listed as a Protected Structure in the current Development Plan for the area, it is considered that the proposed development, by reason of its over complicated design, in particular, the inappropriate mix of horizontal and vertical glazing to its eastern elevation, would seriously detract from the architectural character and setting of Almorah House and would materially affect the character of the Architectural Conservation Area. The proposed development would, therefore, materially and adversely affect the character of the area, would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 31/10/2018

Terry Ó Niadh

