



An
Bord
Pleanála

Board Direction
BD-001994-18
ABP-302047-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

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 nature and character of the existing dwelling which occupies a prominent position at the end of a terrace, which makes a positive contribution and forms an intrinsic element of a designated Architectural Conservation Area, it is considered that the proposal to demolish the original dwelling and to replace it with a substantially larger dwelling house would fail to protect the character of the Architectural Conservation Area and would result in an insensitive and inappropriate development by reason of its excessive scale, height and bulk, the monopitched roof profile and use of metal cladding on the rear return. The proposed development would, therefore, materially and adversely detract from the character of the streetscape and of the Architectural Conservation Area and would contravene Objective HE 4-5 of the current Cork County Development Plan 2014. The proposed development would, therefore, 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: 17/12/2018

Stephen Bohan