



An  
Bord  
Pleanála

**Board Direction**  
**BD-016255-24**  
**ABP-314863-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/05/2024.

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

### **Reasons and Considerations**

Having regard to the Cork City Development Plan 2022-2028, to the zoning of the site "ZO 1 Sustainable Residential Neighbourhoods", to the zoning objective ZO 1.1 that provides for the provision and protection of residential uses and residential amenity as a central objective, to the zoning objective ZO 1.2 that requires development in this zone should generally respect the character and scale of the neighbourhood in which it is situated and development that does not support the primary objective of this zone will be resisted, to the criteria in section 11.143 for the assessment of development within a neighbourhood and the adaptation of existing homes through extensions, the Board considered the pattern of the developments proposed for retention and permission by their nature, scale and massing are not consistent with the pattern, form and character of the pre-existing building and do not respect the character and scale of the neighbourhood in which it is situated. The developments proposed for retention and permission 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 noted from the Inspector's report that the subject dwelling to be retained bears little resemblance to the previous dwelling on site. In having regard to the

application before it, the Board concurred with the assessment of the planning authority and did not agree with the Inspector that the development complies with the criteria, in particular criteria 1-3, set out in section 11.143 of the Development Plan against which extensions should be assessed.

**Board Member**

*Eamonn James Kelly*

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**Date:** 09/05/2024

Eamonn James Kelly