

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 15/05918

An Bord Pleanála Reference Number: PL 04.245759

APPEAL by Jack Ryan care of Killian Collins of Monaneigue, Knockraha, County Cork against the decision made on the 19th day of October, 2015 by Cork County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of dwellinghouse including domestic garage, new entrance and associated site works at Lisgold North, Leamlara, County Cork.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the design of the house as a substantial two-storey building facing onto a narrow road and requiring significant intervention in hedgerows to secure adequate sightlines, the Board is not satisfied, given the information on file that a more suitable house location on family land and a more suitable design of house could not be arrived at which would enable the applicant to integrate the house more successfully with the existing farming enterprise and would mitigate against visual impacts. It is, therefore, considered that the proposed development would seriously injure the visual amenities of the area and depreciate the value of properties in the vicinity, would contribute to the build-up of suburban style development and militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.