

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork City

Planning Register Reference Number: T.P.15/36581

An Bord Pleanála Reference Number: PL 28.245978

APPEAL by Kevin and Saskia O'Neill care of Don O'Neill Architecture and Planning Studio of Dromineer, Nenagh, County Tipperary against the decision made on the 10th day of December, 2015 by Cork City Council to refuse permission.

PROPOSED DEVELOPMENT: A first floor extension to existing family home, comprising the addition of a staircase on the north side and two bedrooms and a bathroom on the 1st floor of Orchard Cottage, 77A Willowbank, Blackrock, 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 planning history of the site, to the general character and the sensitive back land nature of the site between two rows of residential dwellings, and notwithstanding the quality of the approach adopted in the design of the proposed extension, it is considered that the proposed development would introduce increased overshadowing of adjacent private open space, would introduce overlooking of adjacent residential properties which previous planning decisions had sought to curtail, would seriously injure the amenities of property in the vicinity and would set an undesirable precedent for similar developments in the area. 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 planning permission, the Board had regard to the planning history of the site and did not consider that a grant of permission for a first floor element on this site would sufficiently protect residential amenity in accordance with the zoning objective for the area.

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

Dated this day of 2016.