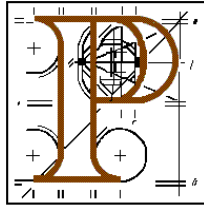


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork City

Planning Register Reference Number: T.P. 16/36825

An Bord Pleanála Reference Number: PL 28.246769

APPEAL by Ken Brown and Lesley Stothers of 4 Laurelwood, Douglas Road, Cork against the decision made on the 26th day of May, 2016 by Cork City Council to grant subject to conditions a permission to Stacey Paul care of Wilson Architecture of 5 Lapps Quay, Cork.

PROPOSED DEVELOPMENT: Demolition of out buildings and construction of a two-storey rear extension and associated site works at 3 Laurelwood, Douglas Road, Douglas, 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 sloping nature of the site, to the failure of the proposal to adapt to the existing ground levels and to the proposal to locate an elevated open space area immediately adjacent to the neighbouring property to the west, the Board considered that the proposed development would be unduly prominent and overbearing to the neighbouring property and would interfere with the privacy of that property. The proposed development would, therefore, seriously injure the amenity of property in the vicinity and would 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.