

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 16/4242

An Bord Pleanála Reference Number: PL 04.246770

APPEAL by Maureen and Joseph Cherry of Glanmire Village, Glanmire, County Cork and by Maria Hodder of "Riverview", Glanmire Village, Glanmire, County Cork against the decision made on the 26th day of May, 2016 by Cork County Council to grant subject to conditions a permission to Lisa McCarthy on behalf of Favret Developments Limited care of Brian O'Kennedy and Associates Limited of Shannon House, Church Road, Douglas, Cork.

PROPOSED DEVELOPMENT: Permission for (1) Change of use of existing two-storey mixed use premises (retail on ground and living accommodation on first (all to three number dwellings). (2) Alterations to front and side elevations. (3) Construction of new two-storey extension to rear. (4) Demolition of existing single storey structure to rear. (5) Six number velux rooflights to rear. (6) Five number car park spaces to rear. (7) All associated site works, all at formerly Barry's Shop, Main Street, Glanmire, 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

The Board considered, given the limited areas of rear gardens provided with the three proposed dwellings, together with inadequate room sizes within the proposed houses, that the proposed development constitutes overdevelopment of the site and would lead to a poor level of residential amenity for future residents. The Board also considered that the proposed layout of the rear area provided excessive road and car park area and inadequate private amenity space and that the proposed development would, therefore, seriously injure residential amenity and would not be in accordance with 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.