

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork City

Planning Register Reference Number: 16/36888

An Bord Pleanála Reference Number: PL 28.246998

APPEAL by Joanne Mullarkey of Oak Lodge, Croaghta Park, Glasheen Road, Cork against the decision made on the 7th day of July, 2016 by Cork City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse including demolition of out-office at number 4 St. Helen's Court, Croaghta Park, Glasheen, 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 was not satisfied on the basis of the information before it that adequate car parking arrangements had been made to serve the proposed house. The Board further considered that the design of the proposed dwelling did not adequately respond to the site conditions and that the proposal would form an incongruous development. The proposed development would, therefore, be seriously injure the visual and residential amenities of the area and of property in the vicinity 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.