

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork City

Planning Register Reference Number: 16/36713

An Bord Pleanála Reference Number: PL 28.247279

APPEAL by Tony and Patsy Harrington care of Hogan Architecture and Urban Design of The Lodge, Proby's Quay, Cork against the decision made on the 24th day of August, 2016 by Cork City Council to refuse permission.

PROPOSED DEVELOPMENT: A detached dormer dwelling to the rear of 'Ardnagrena', including associated site development works together with alterations to the existing vehicular entrance off Blackrock Road, all at 'Ardnagrena', Blackrock Road, Ballintemple, 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 proposed development, by reason of its location, layout and design, would result in overlooking and overshadowing of the neighbouring properties and adversely affect the setting of existing properties, would impact on their privacy and would constitute overdevelopment of the site. The proposed development would, therefore, seriously injure the amenities of and depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed dwelling by reason of its overall bulk, scale, design and configuration (including fenestration and internal floor plan) could not be satisfactorily accommodated on site without serious injury to the amenities of adjoining dwellings by reason of overlooking.

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

Dated this day of 2016.