

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork County

Planning Register Reference Number: 16/05977

An Bord Pleanála Reference Number: PL 04.247490

APPEAL by Redelva Limited care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 3rd day of October, 2016 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of an existing rear extension and the construction of a new extension to Perryville House (which is a protected structure). The proposed five number storey extension includes 12 number bedrooms, kitchen and utility rooms and all associated site works at Perryville House Hotel, Long Quay, Kinsale, 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

It is considered that, by reason of the demolition of the four-storey annex with its unique building envelope featuring steeply pitched roofscape, narrow profile of the structure and tall chimney stacks and having regard to the existing character of the roof profile in the vicinity, the site location within an Architectural Conservation Area and the presence of a structure, 'Perryville House' on site, which is listed as a Protected Structure in the current development plan for the area, the proposed development by reason of its overall scale, height and design, would be out of character with its surroundings, would seriously detract from the architectural character and setting of Kinsale and of the streetscape generally. The proposed development would, therefore, materially and adversely affect the character of Perryville House, a Protected Structure, would seriously injure the visual amenities of the Architectural Conservation Area 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 2017.