

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork City

Planning Register Reference Number: 16/36847

An Bord Pleanála Reference Number: PL 28.247570

APPEAL by James Forde care of BJS Consultants of 1 Marble Hill, Boreenmanna Road, Cork against the decision made on the 19th day of October, 2016 by Cork City Council to refuse permission.

PROPOSED DEVELOPMENT: The demolition of an existing shed, the construction of a new two-storey dwellinghouse and all associated site works at 1 Castlegreina Park, Boreenmanna Road, 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 Section 16.59 'Infill Housing' and Table 16.7 'Private Open Space Standards (Minimum Requirements)' set out in the Cork City Development Plan 2015 – 2021, it is considered that the proposed development constitutes overdevelopment of a restricted site. In particular, by virtue of underprovision of private amenity space to serve the proposed dwelling and to serve the host dwelling at number 1 Castlegreina Park. The proposed development, if permitted, would, thereby, seriously injure the residential amenity and depreciate the value of adjoining property, would provide an unacceptable level of amenity for future occupants of the proposed dwelling, set an undesirable precedent for other similar future developments and would, therefore, 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.