

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork City

Planning Register Reference Number: 16/37074

An Bord Pleanála Reference Number: PL 28.247692

APPEAL by Edmund and Vicki Martin care of Bertie Pope and Associates of 2 Hodders Villas, West Village, Ballincollig, County Cork against the decision made on the 9th day of November, 2016 by Cork City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a single two-storey detached family dwellinghouse and garage with access from The Rise and all associated site works at a site adjoining number 2 and number 3 Fairwinds, The Rise, and to the rear of Karridale, Bishopstown Road, Bishopstown, 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

1. The existing street into which the infill development is proposed has an orderly and attractive character. It is considered that the proposed development, by reason of its site layout, design, scale, bulk, and failure to respect the established building line would be out of character with the existing residential properties in the vicinity and would fail to integrate in a successful manner with the existing pattern of development. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development, by reason of its scale, massing, bulk and proximity to site boundaries, would seriously injure the amenities of the area and of property in the vicinity, in particular it would give rise to overbearing of number 2 Fairwinds. The proposed development 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.