

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork County

Planning Register Reference Number: 16/06557

An Bord Pleanála Reference Number: PL 04.247828

APPEAL by Fitzgibbon Brothers Limited care of Bill Mullins of 17 South Mall, Cork against the decision made on the 6th day of December, 2016 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: The construction of two number dwellinghouses (semi-detached) and associated site works at Pinewood, Elm Park, Sarsfield Road, Doughcloyne, 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

1. The proposed residential development by reason of the inadequate quality and quantity of private open space provision, and the limited length of the proposed rear gardens, would offer a poor form of residential amenity for future residents, would represent overdevelopment of a restricted site, and would be contrary to the provisions of the current Development Plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to its design and scale, and its proximity to adjoining properties to the north and east, it is considered that the proposed development would result in an unacceptable level of overshadowing and overlooking of such properties, and would also have an overbearing effect on these properties. The proposed development would, therefore, seriously injure the residential amenities of adjoining properties and depreciate their value 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.