



An
Bord
Pleanála

**Board Order
PL 28.247836**

Planning and Development Acts 2000 to 2016

Planning Authority: Cork City Council

Planning Register Reference Number: 16/36988

Appeal by Ashley Gyves care of Clement O'Sullivan Architectural and Engineering Services of Garrynagaragh, Mourneabbey, Mallow, County Cork against the decision made on the 9th day of December, 2016 by Cork City Council to refuse permission.

Proposed Development: Construction of a two-storey detached dwelling and associated site works at the infill site adjacent to Glendale Road, Glasheen Road, Clashduff Townland, Cork, as amended by the further public notice received by the planning authority on the 14th day of November, 2016.

Decision

REFUSE permission for the above proposed development in accordance with 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 inadequate internal floor area would be contrary to the provisions of the Cork City Development Plan 2015–2021, and would offer an unacceptable form of residential amenity for future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed house which is situated on a restricted site and by reason of its layout and orientation would overlook established residential amenities situated to the east of the appeal site, would be visually obtrusive, and would seriously injure the residential amenities of adjoining properties. Furthermore, by reason of its design, the proposed development would be out of character with, and fail to respect, the established pattern of development in the vicinity. 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