



An
Bord
Pleanála

Board Order
PL 04.248346

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 16/05108

Appeal by Denis and Alice Condon of Moorepark, Kilworth, County Cork against the decision made on the 20th day of March, 2017 by Cork County Council to refuse permission.

Proposed Development: Demolition of an existing two-storey dwellinghouse and erection of two number two-storey dwellinghouses and all associated site works at Main Street, Kilworth, County Cork.

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. It is considered that the existing dwelling proposed for demolition, whilst not a protected structure, is attractive in its own right and adds to the character of the attractive historic streetscape in the village of Kilworth. The Board is not satisfied that the proposed demolition and resultant loss of built heritage has been adequately justified, or that an alternative redevelopment of the site, that would include retention of the dwelling, is not feasible. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, notwithstanding the revisions made in the course of the planning application, the proposed new building design is an unsatisfactory design response to this sensitive and prominent location. It is considered that the streetscape design fails to satisfactorily address the adjoining attractive two-storey building and would diminish the overall architectural quality of the streetscape. Furthermore, it is considered that the rear two-storey projections proposed for the new dwellings are excessive in scale and height and positioned too close to the site boundary, and would seriously injure the residential amenity of the adjoining property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

