

Board Order PL 04.248775

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 17/04300

Appeal by Liam Beechinor of Pollerton, Castletreasure, Douglas, Cork against the decision made on the 1st day of June, 2017 by Cork County Council to grant subject to conditions a permission to Oliver Kenny care of AMJ Design of 9 Oak Drive, Rushbrooke Links, Cobh, County Cork.

Proposed Development: Two number two-storey detached dwellinghouses, provision for four car parking spaces and all associated site works, including new entrance area with set down, footpath, drainage and landscaping at Scart, Castletreasure, Douglas, 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

Having regard to the site location and the pattern of development in the area, it is considered that the proposed development, by reason of its overall design, height and positioning on site relative to the adjacent property to the immediate north, would result in an overbearing form of development which would overshadow the adjoining property and would seriously injure the residential amenities of the occupants of this property. 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