



An  
Bord  
Pleanála

**Board Order  
PL 28.248854**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: T.P. 17/37408**

**Appeal** by Tom and Kate Lenihan of “Lisheen”, 23 Rockboro Avenue, Old Blackrock Road, Cork against the decision made on the 27<sup>th</sup> day of June, 2017 by Cork City Council to grant subject to conditions a permission to Adam Paul care of Wilson Architecture of Saint Patrick’s Place, Wellington Road, Cork.

**Proposed Development:** Retention of omission of west facing louvres over glazing to west façade under previous permission condition number 2 of An Bord Pleanála appeal reference number PL28.245390 and associated works at Annville, number 22 Rockboro Avenue, Old Blackrock Road, Blackrock, 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

The development would contravene materially a condition attached to an existing permission for development, condition number 2(c) of An Bord Pleanála Decision PL28.245390 refers, which states that ‘the western-most window on the southern elevation of the single storey extension to be retained shall be finished in the vertical louvers system, as indicated in Option 3 in the drawings submitted to An Bord Pleanála on the 22nd day of September, 2015.’ The reason for this condition is in the interest of protecting the residential amenity of the adjacent properties.

A grant of planning permission would, therefore, seriously injure the amenities of the adjacent property and would be contrary to the proper planning and sustainable development of the area.

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**Member of An Board Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this      day of      2017**