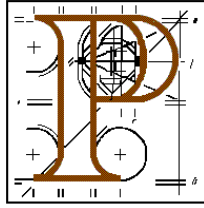


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Cork City

Planning Register Reference Number: 17/37487

An Bord Pleanála Reference Number: ABP-300436-17

APPEAL by Paul and Cathrina O'Donovan care of PSA Project Management Limited of 3 Temple Vale, Beaumont Drive, Blackrock, Cork and by Daniel and Eleanor O'Shaughnessy of 2 Ceanncora Lawn, Boreenmanna Road, Cork against the decision made on the 15th day of November, 2017 by Cork City Council to grant subject to conditions a permission to Paula and Tom Hayes care of EM Consulting of 103 Oliver Plunkett Street, Cork.

PROPOSED DEVELOPMENT: Construction of a storey and a half type dwelling. The development will involve the subdivision of an existing dwelling site to facilitate the new dwelling and will include provision for vehicular access and parking for both the proposed and existing dwellings, together with all associated site development works at 'Woodville', Ceanncora Lawn, Boreenmanna Road, 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

The proposed one and a half storey dwelling house would, due to its height and scale, be out of character with the single storey dwelling houses on the eastern side of Ceanncora Lawn and so its addition to the streetscape would be discordant. The size, siting, and design of this dwelling house would cause it to have an unnecessarily severe impact upon the amenities of residential properties in the vicinity, in terms of overlooking. Furthermore, the layout of the site would be deficient in terms of the quantity and quality of amenity space that would be provided. Accordingly, the proposed dwelling house would seriously injure the amenities of residential properties in the vicinity of the site and the development would fail to afford a satisfactory standard of amenity to existing and future occupiers of this site. 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 2018.