

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Cork County

Planning Register Reference Number: 17/5470

An Bord Pleanála Reference Number: ABP-300474-17

APPEAL by Jim O'Sullivan care of D.A. Kearney of Gleann na Geall Lodge, Ballady, Belgooly, County Cork against the decision made on the 21st day of November, 2017 by Cork County Council to grant subject to conditions a permission to David and Aoife Kelleher care of Paul Reidy of Murphy New Homes, Clonmeen, Banteer, County Cork.

PROPOSED DEVELOPMENT: Construction of new dwelling house at Gortdonaghmore, Vicarstown, County 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 site of the proposed development is located within a Rural Area under Strong Urban Influence, as set out in the Cork County Development Plan 2014. Having regard to the topography of the site, the design and form of the proposed dwelling, particularly the two-storey element, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would be contrary to Policy RCI 6-1 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the design of the proposed house because of its form and height would militate against the preservation of the rural environment and would be a discordant element in the landscape.

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

Dated this day of 2018.