



Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 17406

APPEAL by Werner G. Seifert and Barbara Seifert of Lettercollum House, Lettercollum, Timoleague, County Cork against the decision made on the 5th day of December, 2017 by Cork County Council to grant subject to conditions a permission to Hazel McLoughlin care of Declan O'Shea Consulting Engineer Limited, Market Square, Dunmanway, County Cork.

Proposed Development: Construction of dwelling and all associated site works at Lettercollum, Timoleague, 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

It is considered that by reason of its siting and proximity to Lettercollum House, a protected structure, the elevated and exposed location of the proposed site, the proposed development would materially and adversely affect the character and setting of the Protected Structure and would seriously injure the visual amenity of the area and interfere with the character of the landscape. 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 did not agree that the provision of a dwelling house on the site would be compatible with the visual amenities of the area, and considered that the location proposed for the house had not been adequately justified given the alternative locations available.

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

Dated this day of 2018.