



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 17/05921

APPEAL by David and Patricia Hughes care of Coughlan DeKeyser Architects of North Point House, North Point Business Park, Mallow Road, Cork against the decision made on the 3rd day of April, 2018 by Cork County Council to refuse permission to the said David and Patricia Hughes.

Proposed Development The construction of a two-storey dwelling house with associated site development works and car parking, with access from Lake Road, and within the historic curtilage of Almorah, Spy Hill, Cobh, County Cork (A Protected Structure), all at Lake Road, Cobh, 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 planning history of the site and the pattern of development in the area, the site location within an Architectural Conservation Area and within the curtilage/attendant grounds of a Protected Structure Almorah Villas, Spy Hill, Cobh (RPS ID 10010018) which is listed as a Protected Structure in the current Development Plan for the area, it is considered that the proposed development, by reason of its over-complicated design, in particular, the inappropriate mix of horizontal and vertical glazing to its eastern elevation, would seriously detract from the architectural character and setting of Almorah House and would materially affect the character of the Architectural Conservation Area. The proposed development would, therefore, materially and adversely affect the character of the area, would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

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

Dated this day of 2018.