



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/232

APPEAL by Ted and Brid O'Sullivan care of Gordon Warner of Inchydoney, Clonakilty, County Cork against the decision made on the 14th day of June, 2018 by Cork County Council to refuse permission.

Proposed Development: Demolition of dwelling and construction of new dwelling in its place, all at Chapel Hill, 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

Having regard to the nature and character of the existing dwelling which occupies a prominent position at the end of a terrace, which makes a positive contribution and forms an intrinsic element of a designated Architectural Conservation Area, it is considered that the proposal to demolish the original dwelling and to replace it with a substantially larger dwelling house would fail to protect the character of the Architectural Conservation Area and would result in an insensitive and inappropriate development by reason of its excessive scale, height and bulk, the monopitched roof profile and use of metal cladding on the rear return. The proposed development would, therefore, materially and adversely detract from the character of the streetscape and of the Architectural Conservation Area and would contravene Objective HE 4-5 of the current Cork County Development Plan, 2014. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.