



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/05477

APPEAL by Nigel Baker care of Slemish Design Studio of Raceview Mill, 29 Raceview Road, Broughshane, Ballymena, County Antrim against the decision made on the 30th day of July, 2018 by Cork County Council to refuse permission.

Proposed Development: Construction of a single detached, two-storey, three-bedroom dwelling, including all associated works at The Yard, Finnamore, Mounthovel, Rochestown Road, 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

1. The proposed development would represent overdevelopment of a restricted site with an unacceptable provision of useable private amenity space and would constitute a substandard form of development out of character with existing development in the area and would be contrary to the proper planning and sustainable development of the area.
2. By reason of its height and design and siting in close proximity to the northern site boundary, the proposed dwelling would have an overbearing visual impact on adjoining property to the north. The proposed development would seriously injure the residential amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development would generate additional traffic turning movements on to and off the busy Rochestown Road at a point where sightlines are restricted in a westerly direction and opposite a busy junction and would endanger public safety by reason of traffic hazard and obstruction of road users.

Paul Hyde

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

Dated this day of 2019.