



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/07341

APPEAL by Jonathan Desmond care of PHF Associates of Oak Wynds, Spur Hill, Doughcloyne, County Cork against the decision made on the 19th day of February, 2019 by Cork County Council to refuse permission.

Proposed Development: Construction of a dwellinghouse and necessary site works at 91 Radharc An Bhaile, Knockbrogan Hill, Bandon, 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 topography and prominent location of the site and the established pattern of development on adjoining lands, it is considered that the proposed development by reason of its scale, form and design would constitute an inappropriate form of development, would overlook and be overbearing on properties to the south and would be visually obtrusive and out of character with development in the vicinity. The proposed development would, therefore, seriously injure the residential amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.