



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 18/06956

APPEAL by David and Angela Doyle care of EM Consulting of 103 Oliver Plunkett Street, Robert Street Entrance, Cork against the decision made on the 15th day of April, 2019 by Cork County Council to grant subject to conditions a permission to Seamus and Sharon Palmer care of J.E. Keating and Associates of Office 4, Holbar House, Douglas, Cork.

Proposed Development: Partial demolition of existing dwelling including rear balcony, refurbishment, alterations to elevations and construction of extensions and balcony to dwelling, new retaining wall to boundaries, upgrading vehicular entrance and all associated site works at Mini Manor, The Ramparts, Kinsale, 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 pattern of development in the area and the considerable level differences both within the subject site and with adjoining sites, it is considered that the proposed development, because of its scale, bulk and proximity to site boundaries, and its height relative to the ground levels of adjoining houses and their private open space areas, would seriously injure the residential amenities of those properties by reason of overlooking and significant overbearing impact. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Philip Jones

Member of An Bord Pleanála

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

Dated this day of 2019