



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/04984

APPEAL by David William Walker care of PHF Associates of Oak Wynds, Spur Hill, Doughcloyne, Cork against the decision made on the 11th day of June, 2019 by Cork County Council to refuse permission.

Proposed Development: Construction of a one storey domestic apartment extension to Carrig House, on the existing flat roof of the first floor, at the east side of the existing building, and also to increase the height of the existing stairwell and elevator shaft at the north side of the building by one floor to provide access to the proposed apartment which is to be used as a separate dwelling from the main house. The proposed development consists of work to a Protected Structure in an Architectural Conservation Area. All at Carrig House, Westbourne Place, Ballyvoloon, 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 protected structure status of Carrig House, the significantly elevated nature of the site and its location within an Architectural Conservation Area, it is considered that the proposed development, by reason of its overall design, scale, bulk, form and massing, would be out of character with its surroundings and the setting of Carrig House and would seriously detract from the Architectural Conservation Area. The proposed development would, therefore, materially and adversely affect the character of this Protected Structure, would be contrary to Policy Objectives of the Cobh Town Development Plan, 2013 and of the Cork County Development Plan, 2014, would seriously injure the visual amenities of Cobh 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 2019.