



Planning and Development Acts 2000 to 2019

Planning Authority: Cork City Council

Planning Register Reference Number: 19/38862

APPEAL by Sean Sweeney care of Paul O'Neill Designs of "Saint Helen's", Douglas Road, Cork against the decision made on the 14th day of January, 2020 by Cork City Council to refuse permission.

Proposed Development: (1) Demolition of existing shop, (2) construction of four apartment block, consisting of one number two bed apartment at ground floor level and three number two bed apartments over three floors, (3) alterations and extension of existing dwelling and change of use to two number two bed apartments, (4) increase the width of the existing vehicular entrance to the dwelling to facilitate the parking of three number cars, and (5) provision of all necessary associated services to facilitate the development, all at Sweeneys Daybreak Convenience Store and Dwelling, 7a Kiltegan Park, Rochestown Road, 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. Having regard to the excessive scale and footprint of the proposed development and the restricted nature of the site area, the lack of communal amenity and external storage provisions, the single aspect and north facing nature of proposed apartments numbers 2, 3 and 4, the constrained nature of kerbside surface parking, and the limited form and location of private patio spaces, it is considered that the proposed development would constitute overdevelopment of a restricted site, and would provide substandard accommodation for the occupants of the proposed residential units. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the excessive height, bulk and scale of the proposed development, to the incongruity of the roof design, fenestration and finishes, and to the siting of the proposed development at the junction of Kiltegan Park and Rochestown Road, it is considered that the proposed development would constitute a prominent, intrusive structure that would be out of character with the pattern of development in the area, and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

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

Dated this day of 2020.