



Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 20/05528

APPEAL by Jonathan Desmond care of PHF Associates of 'Oak Wynds', Spur Hill, Doughcloyne, Cork against the decision made on the 11th day of September, 2020 by Cork County Council to refuse permission.

Proposed Development: The construction of a dwellinghouse and necessary site works at 91 Radharc An Bhaile, Knockbrogan, 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 prominently visible and elevated nature of the site, together with the steep topography of the surrounding area, it is considered that the proposed development by reason of its scale, form and design would result in an prominent and visually obtrusive feature which would be out of character with the established pattern of development in the area and would be overbearing and unduly imposing on properties to the south, notwithstanding the proposal to reduce the scale of the development of that refused by the Board under appeal reference number ABP-303874-19. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2021