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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 20/06219**

**APPEAL** by Denis and Sandra Henderson care of Kevin C. Murphy of Camlinn, Garrough, Caherdaniel, County Kerry against the decision made on the 7<sup>th</sup> day of December, 2020 by Cork County Council to refuse permission.

**Proposed Development:** Demolition of existing bungalow and construction of a new house, two-storey over basement, including installation of a wastewater treatment system at Weaver's Point, Crosshavenhill, Crosshaven, County Cork.

**Decision**

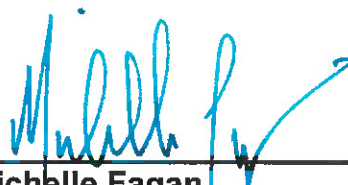
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

**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.

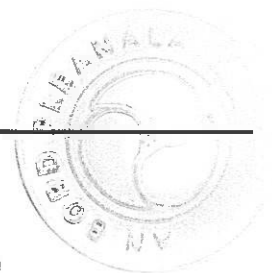
## Reasons and Considerations

1. It is an objective (GI 6-1 Landscape) of the Cork County Development Plan 2014 to protect the visual and scenic amenities of County Cork's built and natural environment. It is considered that the proposed development, by reason of its prominent location and sensitivity in a scenic coastal landscape, and by reason of its scale, height and design, would represent an inappropriate overdevelopment of the site and would be overbearing and visually intrusive. The proposed development would, therefore, seriously injure the visual amenities of the area, would conflict with an objective of the development plan, and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would seriously detract from the residential amenity of existing occupants of the adjacent dwelling to the north by reason of overbearing impact, overlooking and overshadowing, and would, therefore, seriously injure the amenities of property in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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



Dated this 11<sup>th</sup> day of May 2021.