

Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 20/06353

APPEAL by Jackie MacCarthy care of John Stapleton of 3 Coastguard Cottages, Lower Road, Knocknagore, Crosshaven, County Cork against the decision made on the 18th day of December, 2020 by Cork County Council to refuse permission.

Proposed Development: (a) Construction of one dwelling, and (b) ancillary site works at number 1 Prospect Villas, Upper Road, Knocknagore, Crosshaven, County Cork.

Decision


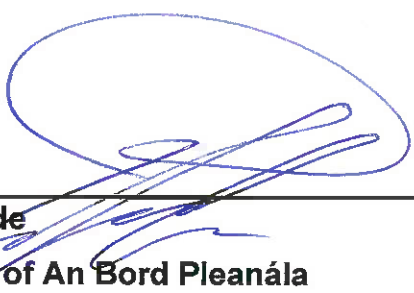
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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. The proposed development would have an adverse impact on numbers 1 and 2 Prospect Villas (NIAH Ref 20848085 and 20848084), would disrupt the relationship between the dwellings, and would negatively impact on the character of the buildings. The proposed development would, therefore, seriously injure the setting and character of historic buildings contrary to objective HE 4-2 of the Cork County Development Plan 2014, would seriously injure the amenities of the area 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 the existing occupants of number 2 Prospect Villas and would, therefore, seriously injure the amenities and depreciate the value 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.



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

Dated this 28th day of April 2021.