

Planning and Development Acts 2000 to 2020

Planning Authority: Cork City Council

Planning Register Reference Number: 21/40007

APPEAL by Kathlynn Punch of 'Aisling', Castlejane, Glanmire, Cork City against the decision made on the 10th day of May, 2021 by Cork City Council to refuse permission.

Proposed Development: Change of use from existing detached double garage at rear of site to a two storey dwellinghouse with all associated site works at 'Aisling', Castlejane, Glanmire, Cork City.

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 restricted nature of the proposed site, the location of the existing garage immediately behind the established house on the site, the inadequacy of separation distances between the proposed development and adjoining properties, the loss of privacy arising for the established house from nuisance and disturbance due to the siting and proximity to the proposed house, and the lack of independent amenity provisions and functional servicing provisions for the occupants of the proposed house and the reduction of amenity for the established house as a result, it is considered that the proposed development would result in an overdevelopment of the site, would seriously injure the residential amenities of the adjoining dwelling, would depreciate the value of that property, would provide a substandard form of accommodation for the occupiers of the proposed dwelling, and would create an undesirable precedent for development of a similar nature in the vicinity.

Furthermore, the Board is satisfied that the proposed accommodation could reasonably be provided by means of modification or extension of the existing dwelling on the site. 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 8th day of October 2021