

Planning and Development Acts 2000 to 2021

Planning Authority: Cork City Council

Planning Register Reference Number: 22/40870

APPEAL by Ursula and Declan Lynch care of Coakley O'Neill Town Planning of NSC Campus, Mahon, Cork against the decision made on the 11th day of April, 2022 by Cork City Council to grant subject to conditions a permission to Darragh Scriven care of Brian O'Kennedy and Associates of Shannon House, Church Road, Douglas, Cork.

Proposed Development: Construction of a new detached two-storey dwelling house, a new vehicular entrance and associated site works at 3 Templevale, Beaumont, Cork.

Decision

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

Reasons and Considerations

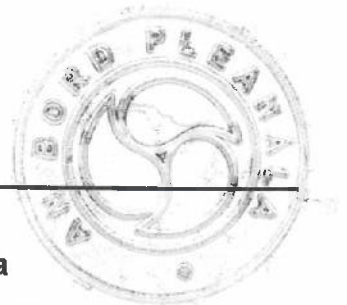
Having regard to the nature of the site, the scale and layout of the proposed development, the distance of the proposed two-storey structure from the boundary to the west, the layout and disposition of the private amenity space for future occupants and the lack of screening to the private amenity space of the existing dwelling, it is considered that, by reason of its scale, form and design, the proposed development would constitute overdevelopment of a limited site area, would result in inadequate private open space and would seriously injure the amenities of property in the vicinity by reason of proximity and overlooking. The proposed development would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the two-storey form and scale of the proposed development and the limited distance from the boundary with number 2 Templevale would seriously injure the amenities of property in the vicinity by reason of proximity and overlooking and, notwithstanding compliance with the quantum area proposed, would provide an inadequate and substandard private amenity space for future occupants by reason of its narrow configuration. The proposed development would, therefore, seriously injure the amenities of the area.


Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 12th day of September 2022.