



An  
Bord  
Pleanála

## Board Order ABP- 313773-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 21/06734**

**Appeal** by Aisling Foley care of Kodu Architecture, 55 South Mall, Cork, against the decision made on the 26<sup>th</sup> day of May, 2022 by Cork County Council to refuse permission.

**Proposed Development:** The construction of a two-storey extension at the side elevation of the existing dwelling house, revised site entrance, new driveway and all associated site works, at 69 Dermot Hurley Estate, Youghal-Lands, Youghal, County Cork.

### Decision

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

## Reasons and Considerations

The site of the proposed development forms part of an existing residential development where the siting of houses in small terraces at varying angles to the footpath is an intrinsic part of the design approach that leads to a distinctive character and strong design coherence. While the Board accepted the principle of an extension on this site, the proposal to introduce a new profile, shape and style to this end of terrace house would be inconsistent with this established design approach such as to create a visually incongruous element in the streetscape, would alter the character of the overall street and would set a precedent for similar developments. It is considered, therefore, that the proposed development would seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.



**Martina Hennessy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this 18<sup>th</sup> day of August 2023