



An  
Bord  
Pleanála

## Board Order

**ABP-314191-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 22/41108**

**Appeal** by John and Christine Smith care of Barrett and Associates of Santa Maria, Springfort, Montenotte, Cork against the decision made on the 13<sup>th</sup> day of July, 2022 by Cork City Council to refuse permission.

**Proposed Development:** Construction of a new two-storey dwellinghouse at rear garden of property, form new site entrance from Skehard Road to accommodate existing dwellinghouse with new driveway at front garden, relocate existing site entrance to accommodate new dwellinghouse, demolish existing detached garage at rear of property, and all associated site works, including new concrete retaining wall and fencing at rear southern boundary and rear western boundary, all at Rockdale, Skehard Road, Blackrock, Cork.

### Decision

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

## Reasons and Considerations

Having regard to the restricted nature of this backland/rear garden site and the established pattern of development in the surrounding neighbourhood, 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 open space, would be visually obtrusive on the streetscape and would be out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.



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Joe Boland

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 17<sup>TH</sup> day of October 2023.