



An
Bord
Pleanála

Board Order
ABP-314903-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: TP 22/41316

APPEAL by William O'Brien care of Bertie Pope and Associates of 2 Hodders Villas, West Village, Ballincollig, County Cork against the decision made on the 28th day of September, 2022 by Cork City Council to refuse permission.

Proposed Development: Demolition of the existing dwelling and outbuilding known as Underwood Villa and the construction of a two-storey part three-storey family dwellinghouse with access from the Rochestown Road via the existing Underwood roadway with waste water tertiary treatment system and gravel bed percolation filter and all associated site development works at Underwood Villa, Underwood, Rochestown, Cork.

Decision

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

Reasons and Considerations

1. It is considered that the proposed development would be contrary to the Objectives 8.18 and 8.26, and sections 8.38 and 11.153 of the Cork City Development Plan 2022-2028 in relation to the reuse and refurbishment of historic buildings and the presumption against demolition of individual buildings and the presumption against demolition of individual buildings of character in suburban areas and villages. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development, by reason of its height, scale, and design, would be incongruous and unduly visually obtrusive resulting in a negative impact in terms of visual amenity, and would cause significant overlooking of the property to the east thereby reducing its residential amenity. As such it is considered that the proposed development would be contrary to the objectives of the Cork City Development Plan 2022-2028 in relation to the development of residential units and would, therefore, be contrary to the proper planning and sustainable development of the area.


Liam Bergin

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

Dated this 26 day of September 2023.