



An  
Bord  
Pleanála

## Board Order

**ABP-315837-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 22/41581**

**Appeal** by Geraldine O'Connor care of Kelly and Associates Consulting Engineers of Vailima, Model Farm Road, Cork against the decision made on the 26<sup>th</sup> day of January, 2023 by Cork City Council to refuse permission.

**Proposed Development:** Change of use from existing single storey storage shed to domestic dwellinghouse. Proposed works to include removal of existing open canopy, to front and side of building, construction of new first-floor habitable space, elevational alterations of existing building, to include dormer windows to rear elevation, and all associated site works, all at 230 Lower Pouladuff Road, Cork.

### **Decision**

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

## Reasons and Considerations

The rear/western elevation of the existing shed forms the boundary of the site with the rear and side gardens of two adjacent residential properties to the west and northwest. The proposed fenestration that is to be located in the boundary wall would directly overlook the rear and side gardens of those adjacent properties and, as a consequence, it is considered that the proposed development would seriously injure the residential amenities and depreciate the value of those properties by reason of overlooking and would set a precedent for further inappropriate development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Liam Bergin**

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

**Dated this 07<sup>th</sup> day of February 2024.**