

An
Bord
Pleanála

Board Order
ABP-316039-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 22/41690

Appeal by Tom McGrath and Marta Szubert care of PPM Planning of Lavender Lodge, 1a Cedarwood Road, Waterpark, Carrigaline, County Cork against the decision made on the 27th day of February, 2023 by Cork City Council to refuse permission.

Proposed Development: Alterations and extension to existing dwelling, including first-floor extension to front and side and alterations to existing roof configuration, all at 5 Chestnut Grove, Bishopstown, 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 provisions of the Cork City Development Plan 2022-2028, specifically Sections 11.142 and 11.143, the nature of the proposed development, and the pattern of development in the surrounds, it is considered that the proposed development would be contrary to the relevant provisions of the development plan and would constitute an unacceptable form of development at this location. The proposed development 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 agreed with the planning authority that the proposed development would be contrary to the relevant policies and provisions of the development plan and would set an undesirable precedent in the area for further such development.

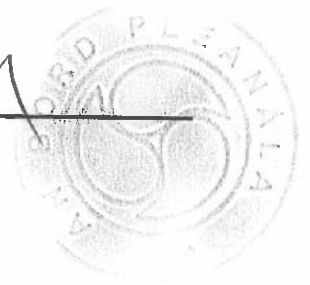


Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 7th day of July 2023.