



Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 22/41689

APPEAL by Jools Gilson and Vittorio Bufacchi care of Niamh Marum Architects Limited of 3 Saint Mary's Villas, Richmond Hill, Cork against the decision made on the 27th day of February, 2023 by Cork City Council to refuse permission.

Proposed Development: Construction of a single-storey artist's studio/garage room with green roof and roof lights and all associated works. The proposed development is semi recessed into the existing sloped front garden onto Summerhill North and set back from the front boundary wall to retain original railings, gate and features at 7 Adelaide Terrace, Wellington Road, 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 site location within an Architectural Conservation Area, the listing of the existing property on the National Inventory of Architectural Heritage, and the prevailing character and pattern of development in the area, it is considered that the proposal would represent an inappropriate, incongruous and obtrusive form of development that would detract from the architectural character and setting of the streetscape, the Architectural Conservation Area and the host dwelling. The development would be contrary to objectives 8.17, 8.22, 8.23, 8.24 and 8.27 of the Cork City Development Plan 2022-2028 and Architectural Heritage Protection, Guidelines for Planning Authorities (2011). The proposal would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 11th day of York 2024