



An
Bord
Pleanála

Board Order
ABP-317455-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/04727

APPEAL by Mary O'Regan of Number 11 The Walk, Lios Na Fea, Gurteenroe, Macroom, County Cork against the decision made on the 8th day of June, 2023 by Cork County Council to refuse permission.

Proposed Development The construction of a new two-storey dwelling house to the side garden of the existing dwelling house and alterations to the existing vehicular entrance (previously refused under 22/6518), all at Number 11 The Walk, Lios Na Fea, Gurteenroe, Macroom, County 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 Cork County Development Plan 2022 – 2028, including Objective ZU 18-9, Objective TM 12-8 and Objective TM 12-9, it is considered that the proposed development by reason of its design and site layout in the curtilage of an existing dwelling house where extensive site works are required to facilitate same, together with its proximity to an existing ESB substation, would represent an unduly incongruous development in an existing residential area which would represent an inappropriate form of development. Taken together with the unacceptable proposed access and on-site carparking arrangement that is to be shared with the existing dwelling house, it is further considered that the proposed development would be substandard, would set an undesirable precedent for similar types of development in the vicinity and throughout the county and would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *23rd* day of *October*, 2023.

