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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 235016**

**APPEAL** by Trevor Costigan and Kirsten Heaphy of 21 Bonnog Dwyers Road, Midleton, County Cork against the decision made on the 12<sup>th</sup> day of July, 2023 by Cork County Council to refuse a permission.

**Proposed Development:** Construction of a new detached bungalow style dwelling with habitable attic accommodation in the rear garden with new vehicle and pedestrian access via existing entrance along Quay Road and all associated site development works, at number 3 Dawn View, Church Road, Ballynacorra West, Midleton, 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 limited area of the site and relationship to adjoining property, it is considered that the proposed development represents inappropriate piecemeal development which would be out of character with the pattern and grain of surrounding development and, therefore, would be contrary to Policy ZU 18-9 of the Cork County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Joe Boland**

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

Dated this *11<sup>TH</sup>* day of *April* 2024.