



An  
Bord  
Pleanála

Board Order  
ABP-321256-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 244223**

**APPEAL** by Marcelino Twomey care of Frank Crowley of Grange West, Fermoy, County Cork against the decision made on the 23<sup>rd</sup> day of October, 2024 by Cork County Council to refuse permission for the proposed development.

**Proposed Development:** Erection of a two-storey extension to the rear of an existing dwellinghouse and all associated site works at 17 Lower Middleton Street, Cobh, 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 Objective HE 16-18 (c) of the Cork County Development Plan 2022-2028, which seeks to ensure that new development within or adjacent to an Architectural Conservation Area (ACA) respects the established character of the area, and contributes positively in terms of design, scale, setting and material finishes to the ACA, the Board considered that the scale and height of the proposed development would conflict with the said objective, would materially affect the character of the Cobh Architectural Conservation Area and the Protected Structures on West View (Deck of Cards) and would thereby seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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Mary Rose McGovern

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

Dated this *25<sup>th</sup>* day of *February* 2025.