



Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 25/43939

Appeal by Nicola Maxwell and by Maria Geaney and Edward McBride against the decision made on the 5th day of November, 2025 by Cork City Council to grant subject to conditions a permission to Roy Thomas.

Proposed Development: Demolish existing single and two-storey rear extensions. Construct part single and part two-storey rear extension. Alterations to existing three-storey building to provide one number two-bedroom, one number one-bedroom and one number studio apartment on the ground, first and second floors respectively in place of the seven number existing bedsit units. Elevational changes to include the provision of new entrance door in place of existing window in front elevation. Alterations to rear fenestration and the provision of roof light in rear pitch and all associated works, all at Bellevue House, 3 Bellevue Terrace, Military Road, Cork, as revised by the further public notices received by the planning authority on the 10th day of October, 2025.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to Section 11.104 of the Cork City Development Plan 2022 - 2028, to the height, bulk and scale of the proposed extension, and to its proximity to the northern boundary and the adjoining residential property, on the basis of the information submitted, it is considered that the applicant has not demonstrated that the proposed development would not give rise to an unacceptable overbearing impact to the adjoining property or that it would not seriously injure the amenity of adjoining occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to Section 11.108 of the Cork City Development Plan 2022 - 2028, and to the number of residential units proposed for this constrained site, the Commission is not satisfied that the proposed development demonstrates sufficient provision of private amenity space for future occupants of the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area



MaryRose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 25th day of March 2026.

