



An
Bord
Pleanála

Board Direction
BD-004943-20
ABP-305413-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the provision of Cork County Development Plan 2014, which provides that consideration can be given to building ancillary accommodation either as an extension to an existing house or as a separate dwelling unit in cases where it can be shown that such is required for a family member. This is based upon circumstances where a member of the family requires separate living space which is on the same property as the main dwelling. The proposed living accommodation at first floor level in the existing garage is not required as separate ancillary accommodation to the existing house on this site as the family member requiring accommodation is being provided for within the existing house. It is considered that the proposed development, comprising a second separate, independent residential unit on the site, would be contrary to the provisions of Cork County Development Plan and would constitute an undesirable precedent for development of this nature in a scenic, sensitive rural landscape designated 'High Value Landscape' in the County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17/01/2020

Maria FitzGerald