



An
Bord
Pleanála

Board Direction
PL04.248543

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21st August 2017.

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 designation of the area as a High Value Landscape in the Cork County Development Plan 2014, it is considered that the overall floor area of the proposed granny flat, and height of the structure relative to the existing dwelling on the site would be excessive in terms of the provision of ancillary family accommodation/ granny flat and would result in a discordant incongruous feature in the landscape. The proposed change of use of garage to granny flat as proposed would accordingly be contrary to objective G16-1 of the Cork Development Plan 2014 which seeks to protect the visual and scenic amenities of County Cork.

Furthermore, the Board is not satisfied on the basis of the information submitted with the application and the appeal, that the proposed development can be adequately serviced by either the existing or proposed new on-site wastewater treatment system. Accordingly, it is considered that the proposed development would give rise to risk of water pollution, would be prejudicial to public health and would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22nd August 2017

Maria FitzGerald