



An  
Bord  
Pleanála

**Board Direction**  
**BD-003431-19**  
**ABP-304244-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28<sup>th</sup> June 2019.

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

### **Reasons and Considerations**

It is a provision of the Cork County Development Plan 2014 to allow families to provide accommodation for older or disabled relatives/persons in ancillary accommodation either as an extension to an existing house or as a separate dwelling unit. Such accommodation may be permitted subject to the ancillary unit not impacting adversely on either the residential amenities of the existing property or the residential amenities of the area. Having regard to the proposed development functioning as a separate dwelling unit to that of the existing dwelling on this site, the lack of any immediate necessity to provide accommodation for older or disabled relatives / persons in this instance, the siting of the garage from the house such that it would militate against it being functionally integrated with the main house, and given that the proposed accommodation for older or disabled relatives / persons could reasonably be provided by means of modification or extension of the main dwelling, it is considered that the proposed development would contravene the provisions of the current Cork Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 01/07/2019

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Stephen Bohan