



An  
Bord  
Pleanála

**Board Direction**  
**BD-005104-20**  
**ABP-305787-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 7<sup>th</sup>, 2020.

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

### **Reasons and Considerations**

1. The subject site is located within a Stronger Rural Area, as identified in the Cork County Development Plan 2014 and in the Sustainable Rural Housing Guidelines, issued by the Department of the Environment, Heritage and Local Government in 2005, wherein it is policy that applicants must demonstrate a housing need for the development of a house in the rural countryside. On the basis of the documentation submitted with the application and appeal, and in the light of the planning history of the overall landholding of which the subject site formed a part (as outlined by the planning authority), it is considered that the applicant does not have a housing need to carry out the proposed development, and accordingly does not come within the scope of the housing need criteria as set out in the Development Plan and the national Guidelines. The proposed development would, therefore, be contrary to these Ministerial Guidelines, and contrary to the proper planning and sustainable development of the area.
2. By reason of its design, height and scale, and its location on rising ground within the landscape, and on the highest part of the applicant's stated

landholding, and having regard to the designation of the area in the Cork County Development Plan 2014 as being of High Landscape Value, it is considered that the proposed development, including its driveway, would be visually obtrusive and out of character with its surrounding landscape, and would not represent an appropriate form of development in this area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 7<sup>th</sup> February 2020

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Philip Jones