



An  
Bord  
Pleanála

**Board Direction**  
**BD-005401-20**  
**ABP-306015-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2020.

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 an 'Rural Area Under Strong Urban Influence', as identified in the Cork County Development Plan, 2014, the Sustainable Rural Housing Guidelines and in the National Planning Framework. National Policy Objective 19 aims to facilitate the provision of single housing in the countryside, based on the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Cork County Development Plan, 2014 or in national policy for a house at this location and that the applicant's housing need could not be satisfied by locating within an existing urban area or settlement. The proposed development would, therefore, contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient

provision of public services and infrastructure and would negatively impact on the viability of smaller towns and villages.

2. The proposed development, by reason of the topography of the site and the scale and form of the house and garage, in a landscape of very high value and sensitivity and on a scenic route (ref. S67) would form an unduly prominent and obtrusive feature which would significantly interfere with the character, value, distinctiveness and sensitivity of the landscape. The proposed development would contravene Policy Objective HE 2-5 and GI 6-1 of the Cork Council Development Plan 2014, would detract from the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 13/03/2020

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Maria FitzGerald