



An  
Bord  
Pleanála

**Board Direction**  
**BD-006349-20**  
**ABP-307111-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

As stated in the Cork County Development Plan 2014, it is the Council's stated policy, as defined by Objective GI 6-1, to protect the visual and scenic amenities of the area, to seek new development that meets a high standard of design that respects the character of the area and existing places and built forms. Having regard to the permissions granted to the developer to construct a well-designed and proportioned ancillary dwelling-house 'Granny flat' (Planning Authority Refs 17/632 and 18/312) in this green belt area outside Bantry Town, consistent with the advice contained in the "Rural Cork Design Guide 2003", the "unauthorised development" of a wooden chalet set within a 'High Value Landscape' relates unsatisfactorily to the immediate area with an incongruous design and discordant materials, and if permitted, would establish an undesirable precedent for other similar developments with a poor standard of amenity being erected that would devalue the intrinsic quality of this green belt area. Furthermore, the proposed ancillary unit would not integrate visually with the existing dwelling, as specified in the criteria outlined in paragraph 5.7.13 of the Cork County Development Plan 2014. The proposed development would therefore contravene materially objective GI 6-1m as set down in the Cork County Development Plan 2014 and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the form, design and appearance of the chalet type building with a floor area of approximately 56 square metres, is not acceptable or appropriate, having regard to its location within a green belt area and proximate to a designated scenic route along the N71 road, and taking account of the siting and design of the 87 square metre "granny flat" already permitted on the site.

**Board Member**

**Date:** 28/08/2020

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Dave Walsh