



An  
Bord  
Pleanála

**Board Direction**  
**BD-007497-21**  
**ABP-308335-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/02/2021.

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

### **Reasons and Considerations**

The proposed development is located within a coastal highly scenic 'High Value Landscape Area' as designated as a 'Tourism and Rural Diversification Area' in the Cork County Development Plan 2014. The policy objectives (RCI 2-1 and RCI 4-3) of the Planning Authority, as set out in the Plan, seeks to prevent inappropriate new dwelling houses unless there is an acknowledged local rural generated housing need. Given the very limited integration of the new build elements with the existing derelict structures, it is considered that the proposed three-bedroom dwelling house with a studio unit should not be classified as the refurbishment of a derelict dwelling but should be assessed as a new dwelling house being erected within a 'High Value Landscape Area'. In this context, and given that there is no substantiated local housing need demonstrated for this specific site, the proposed development does not constitute an exception to the restriction on new dwellings within the 'Tourism and Rural Diversification Area' but the development of a new dwelling house that has the potential to be used as holiday or second home accommodation. The proposed development would, therefore, contravene materially established objectives of the County Development Plan and would be contrary to National Policy Objective 19 of the National Planning Framework 2018 and to the 'Sustainable Rural Housing Guidelines for Planning Authorities' as published by the Department of the

Environment, Heritage and Local Government in April 2005. The proposed development would therefore 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 proposed design did not provide for a sensitive renovation or refurbishment of the derelict structures but rather is proposing to attach and juxtapose an entirely new dwelling house beside the remaining walls, without reflecting the character, style and scale of the original structures on the site in a sympathetic and proportionate manner. In this context, it cannot be considered that the proposed development accords with the original intent and provisions of Objective RCI 8-1 and thus the other relevant Development Plan provisions, RCI 2-1 and RCI 4-3 must be considered in assessing the application.

**Board Member**

**Date:** 08/02/2021

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Dave Walsh