

An
Bord
Pleanála

Board Direction
BD-008945-21
ABP-310338-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2021.


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

Reasons and Considerations

1. 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 development proposed functioning as a separate dwelling unit to that of the existing dwelling on this site and the lack of any immediate necessity to provide accommodation for older or disabled relatives/persons in this instance, it is considered that the proposed development would contravene the provisions of the current Cork County Development Plan.
2. Having regard to the size and design of the dwelling unit, including the aggregate living area and absence of private open space separate from the existing dwelling on the site, it considered that the proposed development would constitute overdevelopment of the site, would fail to provide a satisfactory standard of amenity to meet the needs of future occupants and would adversely impact on the amenities of the adjoining dwelling. The

proposed development would, therefore, seriously injure the residential amenities of future residents, and would be contrary to the proper planning and sustainable development of the area

Board Member

A handwritten signature in black ink, appearing to read 'D Walsh', written over a horizontal line.

Dave Walsh

Date: 23/08/2021