

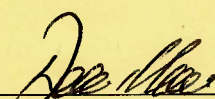
An
Coimisiún
Pleanála

Direction
CD-021656-26
ACP-323615-25

The submissions on this file and the Inspector's report were considered at a meeting held on 07/01/2026.

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

Planning Commissioner:


Declan Moore

Date: 08/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the siting, design and scale of the development proposed to be retained, specifically the siting of the log cabin forward of the existing dwelling's front building line, it is considered that the development proposed for retention does not have the appearance of an ancillary structure but rather as a separate dwelling unit.

As a result, the structure competes visually with the dwelling, with finishes that are not harmonious with the existing vernacular styled dwelling, thus negatively impacting upon its character. Therefore, it is considered that the structure fails to integrate with the existing dwelling and is imposing and incongruous, as a result, at its current siting. Accordingly, it is considered that the development would be contrary to Objectives GI14-9(a) and HE 16-21(a) of the Cork County Development Plan 2022- 2028.

The development proposed to be retained would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.