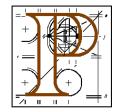# An Bord Pleanála

PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 15/06500

An Bord Pleanála Reference Number: PL 04.246096

APPEAL by Marie Rabbett care of Payne Planning and Associates of Gort Meirbh, Durrus, Bantry, County Cork against the decision made on the 7th day of January, 2016 by Cork County Council to grant subject to conditions a permission to Siobhan Neville care of D. A. Kearney of Gleann na Geall Lodge, Ballady, Belgooly, County Cork in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of two storey dwellinghouse, detached domestic garage and all associated site development works at Glinny, Riverstick, County Cork.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The site is located in a "Rural Area under Strong Urban Influence" in the current County Cork Development Plan and in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005. It is an objective of the planning authority, as expressed in the current Development Plan, to channel housing into serviced centres and to restrict housing development in rural areas under significant urban pressure to those people who can demonstrate a genuine need to live in the countryside. This objective is considered reasonable. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the applicant has demonstrated that she comes within the scope of the housing need criteria in the Development Plan.

2. Having regard to the pattern of development in the immediate vicinity, and to the location of the proposed site in an area under strong urban pressure, it is considered that the proposed development would exacerbate and consolidate a trend towards the establishment of a pattern of haphazard rural housing in an unzoned rural area and would lead to an erosion of the rural and landscape character of this area. Furthermore, having regard to the nature of the proposed development, it is considered that it would lead to increased demands for the uneconomic provision of public services and facilities, where these are neither available nor proposed in the said Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the elevated topography of the site, it is considered that the proposed development, by reason of its scale, height, bulk and suburban-style design would represent a visually obtrusive and prominent feature in the landscape, would impact negatively on the residential amenity of adjoining houses, would seriously injure the amenities of the area and of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. The proposed development would, if permitted, lead to the creation of 'ribbon development' by virtue of the creation of a fifth house within a 250 metre stretch of roadway along any given side. The proposed development would be contrary to Objectives RCI 4-2 and RCI 6-3 of the current County Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

5.   It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the intensification of traffic movements on a narrow country road.

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Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this   day of   2016.