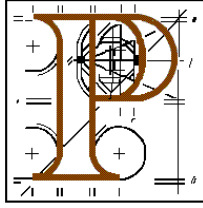


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 16/00188

An Bord Pleanála Reference Number: PL 88.246741

APPEAL by Pierce and Ann Higgins care of Sharon Walsh of Market Street, Skibbereen, County Cork against the decision made on the 19th day of May, 2016 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: (1) Demolition of existing stone outbuilding, (2) construction of new ancillary dwelling, greenhouse and associated site works, and (3) revision of the site boundary at Ardnagrena, Ringarogy, Baltimore, 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 proposed development is located within a High Value Landscape and an area of Rural and Tourism Diversification as set out in the Cork County Development Plan, 2014. It is the stated policy of the planning authority, together with the 'Sustainable Rural Housing Guidelines for Planning Authorities' published by the Department of the Environment, Heritage and Local Government in April 2005, to seek to prevent inappropriate development, to protect the landscape and to encourage development within established towns and villages (or village nuclei). Policy objective RCI 4-3 of the development plan is relaxed in principle for the year-round occupation for people who have demonstrated ties to a 'local area' and have a genuine rural local housing need. However, given that the existing house is a second home for the applicants, the Board is not satisfied that the development as proposed has adequately demonstrated a genuine local rural housing need in compliance with this criteria.

In addition, the Board is not satisfied, having regard to the scale, form, layout and level of amenities proposed in the proposed dwellinghouse, this the development can be appropriately considered as "ancillary" to the existing house on the site. The development would, therefore, materially contravene the objective of the development plan and the said Guidelines and be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development, which comprises a new dwelling in close proximity to an existing one, would militate against the preservation of the rural coastal amenities of the area. It is further considered that a grant of planning permission would set an undesirable precedent for similar type developments in such coastal areas. The proposed development, would therefore, seriously injure the visual and residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.