



An
Bord
Pleanála

**Board Order
PL 04.248543**

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 16/06403

Appeal by Christina Twomey care of D.A. Kearney of Gleann an Geall Lodge, Ballady, Belgooly, County Cork against the decision made on the 24th day of April, 2017 by Cork County Council to refuse permission.

Proposed Development: Change of use from domestic garage to granny flat to include a first floor extension and all associated site development works at Ballinvredig, Ballinaspittle, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with 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

Having regard to the designation of the area as a High Value Landscape in the Cork County Development Plan 2014, it is considered that the overall floor area of the proposed granny flat, and height of the structure relative to the existing dwelling on the site would be excessive in terms of the provision of ancillary family accommodation/granny flat and would result in a discordant incongruous feature in the landscape. The proposed change of use of garage to granny flat as proposed would accordingly be contrary to objective G16-1 of the Cork Development Plan 2014 which seeks to protect the visual and scenic amenities of County Cork.

Furthermore, the Board is not satisfied, on the basis of the information submitted with the application and the appeal, that the proposed development can be adequately serviced by either the existing or proposed new on-site wastewater treatment system. Accordingly, it is considered that the proposed development would give rise to risk of water pollution, would be prejudicial to public health and would, therefore, 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 2017