

## Board Order PL 04.248900

# Planning and Development Acts 2000 to 2017 Planning Authority: Cork County Council Planning Register Reference Number: 16/07315

**Appeal** by Michael Forde care of D.A. Kearney of Gleann na Geall Lodge, Ballady, Belgooly, County Cork against the decision made on the 23<sup>rd</sup> day of June, 2017 by Cork County Council to grant subject to conditions a permission to Ted Kiely care of Barrett and Associates of Santa-Maria, Springfort, Montenotte, Cork in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a new detached granny flat/dwelling unit on family site and associated site works including alteration to existing site entrance to provide adequate sightlines. The upgrading of existing treatment unit with new treatment unit and percolation area on site at Knocknahorgan, Glanmire, 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 location of the site to the rear of an existing single storey dwelling and the design and configuration of the proposed dwelling unit, it is considered that the proposed development would seriously injure the residential amenities of adjoining property by reason of overlooking and loss of privacy and would not visually integrate with the existing dwelling on the site. The proposed development would, therefore, contravene the current development plan requirements for ancillary family accommodation in granny flats as set out in sections 5.7.12 and 5.7.13 of the Cork County Development Plan, 2014 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 2018