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## Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 19/04265

**APPEAL** by John and Trudi MacDonald care of Richard Rainey Architects of 71 Lower O'Connell Street, Kinsale, County Cork against the decision made on the 2<sup>nd</sup> day of April, 2019 by Cork County Council to refuse permission.

**Proposed Development:** Retention of the conversion of an existing detached garage into self-contained ancillary accommodation (granny flat) and all associated site works at Kilmore, Garrettstown, Ballinspittle, 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**

It is a provision of the Cork County Development Plan 2014 to allow families to provide accommodation for older or disabled relatives/persons in ancillary accommodation either as an extension to an existing house or as a separate dwelling unit. Such accommodation may be permitted subject to the ancillary unit not impacting adversely on either the residential amenities of the existing property or the residential amenities of the area. Having regard to the development proposed to be retained functioning as a separate dwelling unit to that of the existing dwelling on this site, the lack of any immediate necessity to provide accommodation for older or disabled relatives/persons in this instance, the siting of the garage from the house such that it would militate against it being functionally integrated with the main house, and given that the proposed accommodation for older or disabled relatives/persons could reasonably be provided by means of modification or extension of the main dwelling, it is considered that the development proposed to be retained would contravene the provisions of the current Cork Development Plan. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Stephen Bohan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**