



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/00369

APPEAL by Joseph O’Sullivan of Ballycummisk, Schull, County Cork against the decision made on the 19th day of August, 2019 by Cork County Council to grant subject to conditions a permission to Paul and Breda Goss care of VOM Associates of 10 Market Street, Skibbereen, County Cork for the proposed development.

Proposed Development: Retention of flat roof store room to perimeter of garage, retention of alterations and fenestration changes to garage/studio permitted under planning register reference 16/754 and for retention of partial change of use of first floor studio for use as office and bedroom for overflow sleeping accommodation ancillary to the main dwelling and all associated site development works at Ballycummisk, Ballydehob, 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 provisions of Cork County Development Plan 2014, which provides that consideration can be given to building ancillary accommodation either as an extension to an existing house or as a separate dwelling unit in cases where it can be shown that such is required for a family member. This is based upon circumstances where a member of the family requires separate living space which is on the same property as the main dwelling. The proposed living accommodation at first floor level in the existing garage is not required as separate ancillary accommodation to the existing house on this site as the family member requiring accommodation is being provided for within the existing house. It is considered that the proposed development, comprising a second separate, independent residential unit on the site, would be contrary to the provisions of Cork County Development Plan and would constitute an undesirable precedent for development of this nature in a scenic, sensitive rural landscape designated 'High Value Landscape' in the Cork County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020