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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 20/00041**

**APPEAL** by Joseph Downey care of BJS Consultants of 1 Marble Hill, Boreenmanna Road, Cork against the decision made on the 24<sup>th</sup> day of March, 2020 by Cork County Council to refuse permission.

**Proposed Development:** Retention and permission for completion of a single storey detached dwelling unit for use ancillary to the existing dwelling. Permission also sought for the installation of new wastewater treatment system to serve both the existing and proposed dwellings and all associated site works. All at Reenydonagan, Bantry, 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**

As stated in the Cork County Development Plan, 2014, it is the Council's stated policy, as defined by Objective GI 6-1, to protect the visual and scenic amenities of the area, to seek new development that meets a high standard of design that respects the character of the area and existing places and built forms. Having regard to the permissions granted to the developer to construct a well-designed and proportioned ancillary dwellinghouse 'Granny flat' (planning authority register reference numbers 17/632 and 18/312) in this green belt area outside Bantry Town, consistent with the advice contained in the "Rural Cork Design Guide, 2003", the "unauthorised development" of a wooden chalet set within a 'High Value Landscape' relates unsatisfactorily to the immediate area with an incongruous design and discordant materials, and if permitted, would establish an undesirable precedent for other similar developments with a poor standard of amenity being erected that would devalue the intrinsic quality of this green belt area. Furthermore, the proposed ancillary unit would not integrate visually with the existing dwelling, as specified in the criteria outlined in paragraph 5.7.13 of the Cork County Development Plan 2014. The proposed development would, therefore, contravene materially objective GI 6-1m as set down in the Cork County Development Plan, 2014 and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the form, design and appearance of the chalet type building with a floor area of approximately 56 square metres, is not acceptable or appropriate, having regard to its location within a green belt area and proximate to a designated scenic route along the N71 road, and taking account of the siting and design of the 87 square metre "granny flat" already permitted on the site.

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**Dave Walsh**

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

**Dated this            day of            2020.**