



Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 20/00256

Appeal by Tony and Nora Hall care of John O'Sullivan and Associates of 'Lindhu', Reenmeen East, Glengarriff, County Cork against the decision made on the 15th day of August, 2020 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Permission for retention of a conversion of an existing domestic garage/store to ancillary detached laundry/study/hobby studio at Rerrrin, Bere Island, Beara, County Cork.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 nature and scale of the development for which retention is sought, to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the amenities of the area. The development for which retention is sought would, therefore, be in an accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted the planning history of the site and considered that the use of the garage/store as a laundry/study/hobby study, as detailed in the plans and particulars submitted with the application, were uses that were incidental to the enjoyment of the house. The Board considered, therefore, that the development to be retained, subject to compliance with the conditions set out below, would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

2. The garage/store to be retained shall be used solely for purposes ancillary to the enjoyment of the main dwelling and shall not be used for commercial, trade or business purposes.

Reason: In the interest of proper planning and sustainable development and to protect the amenities of property in the vicinity.

3. The garage/store to be retained shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house.

Reason: To restrict the use of the garage/store in the interest of residential amenity.

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

Dated this day of 2021