



An
Bord
Pleanála

Board Order ABP-308335-20

Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council.

Planning Register Reference Number: 20/00281.

Appeal by Dylan Haskins and Bláthnaid McKenna care of David Leech Architects of Studio C112, Lighthouse Studios, 89A Shacklewel Lane, London, England against the decision made on the 11th day of September, 2020 by Cork County Council to refuse a permission to the said Dylan Haskins and Bláthnaid McKenna for the proposed development.

Proposed Development: Conservation and renovation of a derelict dwelling with construction of an extension to provide one number low carbon environmentally sustainable one storey three bedroom family house, construction of one number studio, installation of wastewater treatment system, together with off road parking, landscaping and ancillary works, all at Gortnaclasha, Kilcrohane, 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

The proposed development is located within a coastal highly scenic 'High Value Landscape Area' and in an area designated as a "Tourism and Rural Diversification Area" in the Cork County Development Plan 2014. The policy objectives (RCI 2-1 and RCI 4-3) of the planning authority, as set out in the Plan, seek to prevent inappropriate new dwellinghouses unless there is an acknowledged local rural generated housing need. Given the very limited integration of the new build elements with the existing derelict structures, it is considered that the proposed three-bedroom dwelling house with a studio unit should not be classified as the refurbishment of a derelict dwelling but should be assessed as a new dwellinghouse being erected within a 'High Value Landscape Area'. In this context, and given that there is no substantiated local housing need demonstrated for this specific site, it is considered that the proposed development does not constitute an exception to the restriction on new dwellings within the "Tourism and Rural Diversification Area' but the development of a new dwellinghouse that has the potential to be used as holiday or second home accommodation. The proposed development would, therefore,

contravene materially established objectives set out in the Development Plan, and would be contrary to National Policy Objective 19 of the National Planning Framework 2018 and to the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005. The proposed development 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 2021