

An  
Bord  
Pleanála

Board Order  
ABP-310338-21

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 21/39980**

**APPEAL** by Ronan Carroll care of Clement O'Sullivan Architectural and Engineering Services of Garrynagearagh, Mourneabbey, Mallow, County Cork against the decision made on the 30<sup>th</sup> day of April, 2021 by Cork City Council to refuse permission to Ronan Carroll.

**Proposed Development** Permission for the partial demolition of the existing garage and the construction of a side extension to comprise of a two-storey Granny Flat, alterations to existing dwelling façade and associated site works, all at 23 Holly Road, Muskerry Estate, Ballincollig, County Cork.

## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

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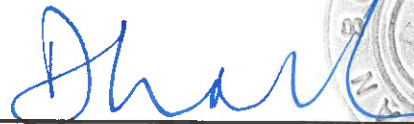
## Matters Considered

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

1. 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, functioning as a separate dwelling unit to that of the existing dwelling on this site, and to the lack of any immediate necessity to provide accommodation for older or disabled relatives/persons in this instance, it is considered that the proposed development would contravene the provisions of the current Cork County Development Plan and would therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the size and design of the proposed dwelling unit, including the aggregate living area and absence of private open space separate from the existing dwelling on the site, it considered that the proposed development would constitute overdevelopment of the site, would fail to provide a satisfactory standard of amenity to meet the needs of future occupants and would adversely impact on the amenities of the adjoining dwelling. The proposed development would, therefore, seriously injure the residential amenities of future residents, and would be contrary to the proper planning and sustainable development of the area



**Dave Walsh**

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

Dated this 26<sup>th</sup> day of August 2021.