

An  
Bord  
Pleanála

Board Order  
ABP-311509-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 21/05987**

**APPEAL** by Nora Spillane care of Michael F. Kiely of Currabeg, Ovens, County Cork against the decision made on the 8<sup>th</sup> day of September, 2021 by Cork County Council to refuse permission.

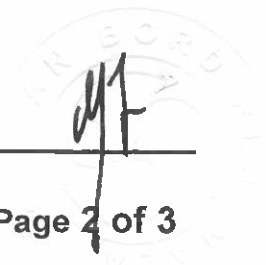
**Proposed Development:** Erection of a bungalow with all ancillary works at Rathard, Kilbonane, Aherla, County Cork.

## **Decision**


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

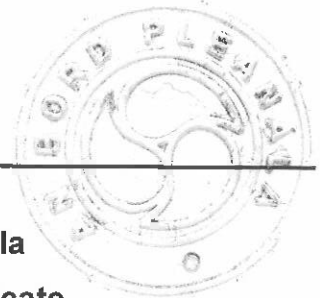
## Reasons and Considerations

1. Having regard to the location of the site within an Area Under Strong Urban Influence, as identified in the current Cork County Development Plan and in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of Environment, Heritage and Local Government in 2005, and to National Policy Objective 19 of the National Planning Framework, which seeks to ensure that the provision of single housing in rural areas under urban influence are provided based on demonstrable economic or social need to live in a rural area, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or in the development plan and does not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, would contribute to an intensification of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, contravene the policies contained in the National Framework Plan (2018), the Sustainable Rural Housing Guidelines (2005) and the Cork County Development Plan (2014) and would be contrary to the proper planning and sustainable development of the area.



2. The site is located within an attractive rural landscape characterised by mature trees and hedgerows and where the overall area has been subject to intense development pressure in recent years, with an extensive ribbon of development to the north of the site. Having regard to the large scale and overly suburban design of the proposed dwelling, the siting of the development on an elevated ridge, combined with the need to remove an extensive amount of mature roadside vegetation, and taken in conjunction with the existing concentration of ribbon development in the vicinity, it is considered that the proposed development would result in a discordant feature which would fail to adequately integrate into the landscape, would extend the pattern of suburban and ribbon development, would militate against the preservation of the rural environment and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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



Dated this 29<sup>th</sup> day of July 2022.