

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 21/05597

APPEAL by James Furlong of Ballybraher, Ballycotton, County Cork against the decision made on the 26th day of October, 2021 by Cork County Council to grant subject to conditions a permission to Stephanie Cooke and Ronan Costine care of Andrew O'Brien Architects of Oldtown, Rostellan, Midleton, County Cork.

Proposed Development: The construction of a two-storey detached dwelling with attached single storey garage, wastewater treatment system and polishing filter and including all associated site development works. The dwelling will be single storey facing the main road and two-storey to the rear; all at Ballybraher, Ballycotton, County Cork.

Decision

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

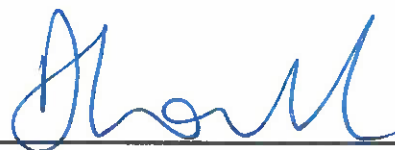
Matters Considered

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

1. Having regard to the identification of this area within the Cork County Development Plan 2014 and within the "Sustainable Rural Housing Guidelines for Planning Authorities", published by the Department of Environment, Heritage and Local Government in April 2005, as being a rural area under strong urban pressure for one-off housing and having regard to the existing residential developments within the immediate area of the proposed development, the site lies within an area where there are five existing houses, four of which are proximate to and front onto the local road L3633-79. Taking account of the incorporation of the proposed development on a site within these dwelling sites, which would add a fifth house to the row of houses along the northern side of the local road within a relatively short distance, it is considered that the proposed development would contribute to the unsustainable proliferation of houses in this rural area and to the extension of ribbon development along this route, and within the wider rural area. The proposed development would be contrary to national policy and Ministerial guidelines and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site of the proposed development in an open and exposed coastal area, designated as high value landscape as identified in Figure 13.2 in the County Cork Development

Plan 2014, in which Objective GI 6-1, as it relates to landscapes, seeks to protect the visual and scenic amenities of County Cork's natural environment, and taking account of the location of the site on a designated scenic route, No. S 49 – road between Inch and Ballycotton via Ballybranagan, and the Policy Objectives GI 7-2 Scenic Routes and GI 7-3 Development on Scenic Routes, which seek to protect the character of views and prospects from scenic routes, it is considered, having regard to the nature and scale of the proposed development together with works required to accommodate the proposed development on the site, including extensive cutting to accommodate the lower ground floor level, that the development would not comply with the above requirements and would, if permitted result in adverse obstruction and degradation of views both to and from vulnerable landscape features, including from Ballycotton Bay. The proposed development would, therefore, be visually obtrusive and visually detract from the scenic and visual quality of the area, contrary to the policy objectives of the current Cork County Development Plan, and 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 *4th* day of *April* 2022.