



An
Bord
Pleanála

Board Order
ABP-318219-23

Planning and Development Acts 2000 to 2022

Planning Authority: West Cork County Council

Planning Register Reference Number: 23/00415

APPEAL by Carmel O'Sullivan care of John J. O'Sullivan and Associates of Lindhu, Reenmeen East, Glengarriff, County Cork against the decision made on the 15th day of September, 2023 by West Cork County Council to refuse permission.

Proposed Development: Retention of single storey detached building for use as a wellness/gym/hobby room ancillary to family home and permission for outdoor seating area, landscaping, entrance to L-8920-0 along with all associated site works at Inches, Eyeries, Beara, County Cork.

Decision

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

Reasons and Considerations

Having regard to the siting and proposed use of the development to be retained and the proposed development on an elevated and exposed site within a high value landscape area, as designated under the Cork County Development Plan 2022-2028, and to its location on a separate landholding to the applicant's dwellinghouse, the Board considered that the development would seriously injure the visual amenities of the area, would not respect the rural character of the area, fails to have an ancillary relationship with the applicant's dwellinghouse and would risk the establishment of an adverse precedent for such sited ancillary buildings at such a removal from the main dwellinghouse. Accordingly, the Board considered that the development would be contrary to objectives GI14-9(a) - Landscape, GI 14-12 - Views and Prospects, GI 14-15 – Approaches to Towns and Villages, and HE 16-21(a) – Design and Landscaping of New Buildings, of the Cork County Development Plan 2022- 2028. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

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

Dated this 10th day of July 2024.