

An
Coimisiún
Pleanála

Commission Order
ACP-323187-25

Planning and Development Acts 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/4876

Appeal by Lorna Dunne and Fergus Hayes care of David Slattery Architects of 8 Vergemount, Clonskeagh, Dublin against the decision made on the 3rd day of July, 2025 by Cork County Council to refuse permission for the proposed development.

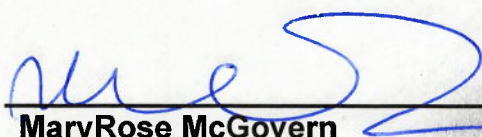
Proposed Development: Renovation/refurbishment of existing dilapidated and ruinous nineteenth century farm cottage dwelling, removal/demolition of ancillary storage lean-to sheds and extension adjoining the original cottage, also the non-original entrance porch. Partial incorporation of and repair of existing stone walls belonging to previous farm outbuilding (rear yard). All along with construction of a new part two storey extension, comprising of integrated accommodation including new entry hall and bedrooms at ground floor level, new master bedroom suite, open plan kitchen and living space, balcony at first floor level. Provision of a wastewater treatment system, tertiary treatment system and infiltration/treatment area, also all ancillary site works associated with the development at Hill Farm, Ballycotton, County Cork. The site is accessed from the existing retained lane gate on the end of the Cliff Road cul-de-sac.

Decision

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

Reasons and Considerations

Having regard to the Cork County Development Plan 2022-2028, and in particular Objective HE 16-21 (Design and Landscaping of New Buildings) and Objective RP 5-21 (Design and Landscaping of New Dwelling Houses and Replacement Dwellings in Rural Areas), both of which encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape, it is considered that the proposed development, by way of its scale, mass and bulk would have an overbearing impact on the existing dwelling, and would not be of an appropriate scale and design relative to the existing structures on the site. It is also considered that notwithstanding the proposed revisions to the architectural treatment, submitted with the appeal, the design of the proposed extension would be out of character with its rural setting and with the existing vernacular dwelling, and would not comply with Objective HE 16-21, Objective RP 5-21, or Objective RP 5-29 (Redevelopment or replacement of an Uninhabitable or Ruinous dwelling). It is also considered by the Commission that notwithstanding the proposed restoration of the vernacular farmhouse, the provision of such a large overbearing extension of this design would not accord with Objective HE 16-19 (Vernacular Heritage) due to the impacts on the setting of the house. The proposed development would, therefore, be contrary to the proper planning and sustainable development of this area.



Mary Rose McGovern

**Planning Commissioner of An Coimisiún
Pleanála**

**duly authorised to authenticate
the seal of the Commission.**



Dated this 21st day of November 2025.