



**Planning and Development Act 2000, as amended**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 25/05302**

**APPEAL** by Kenny McGarry of Monavaddrá, Inchigeela, Cork against the decision made on the 25<sup>th</sup> day of August, 2025 by Cork County Council to refuse permission for the proposed development.

**Proposed Development:** Permission for retention of log cabin for use as office/gym ancillary to main dwelling at Monavaddrá, Inchigeelagh, 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, design and scale of the development proposed to be retained, specifically the siting of the log cabin forward of the existing dwelling's front building line, it is considered that the development proposed for retention does not have the appearance of an ancillary structure but rather as a separate dwelling unit.

As a result, the structure competes visually with the dwelling, with finishes that are not harmonious with the existing vernacular styled dwelling, thus negatively impacting upon its character. Therefore, it is considered that the structure fails to integrate with the existing dwelling and is imposing and incongruous, as a result, at its current siting. Accordingly, it is considered that the development proposed to be retained would be contrary to Objectives GI14-9(a) and HE 16-21(a) of the Cork County Development Plan 2022 - 2028.

The development proposed to be retained would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.



Declan Moore

Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.

Dated this 8<sup>th</sup> day of JANUARY 2026.