

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

Kerry County

Planning Register Reference Number: 11/351

An Bord Pleanála Reference Number: PL 08.239282

APPEAL by Gearoid King care of Frank Curran of 16 Main Street, Caherciveen, County Kerry against the decision made on the 21st day of June, 2011 by Kerry County Council to refuse permission.

PROPOSED DEVELOPMENT: The reconstruction, renovation and extension of old house in ruin condition and the installation of an effluent treatment tank and polishing filter and the demolition of second old ruin at Reenroe, Ballinskelligs, County Kerry.

DECISION

REFUSE permission for the above proposed development based on 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

The site of the proposed development is located in an unserviced vulnerable scenic area where it is the policy of the planning authority as set out in the current Kerry County Development Plan to protect the landscape of the county as a major economic asset as well as for its invaluable amenity value and beauty. Having regard to the provisions of the said plan, in particular Section 3.9 relating to Renovation or Restoration of Existing Buildings situated in Open Countryside and the criteria as set out in that Section, it is considered that the scale and architectural treatment of the proposed works are not considered to be sympathetic to the character of the original structure and that the development as proposed fails to meet the criteria as set out in the development plan. It is considered that the proposed development would contravene the Development Plan, would seriously injure the visual amenities of the area 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 day of 2011.