



Planning and Development Acts 2000 to 2019

Planning Authority: Kerry County Council

Planning Register Reference Number: 19/1198

APPEAL by Peter Williams and Lorraine O'Sullivan care of Openplan Architectural Design of Number 1 South Terrace, Basin Road, Tralee, County Kerry against the decision made on the 4th day of March, 2020 by Kerry County Council to refuse permission.

Proposed Development: Retention of extension to existing house at 107 New Marian Park, County Kerry.

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

It is considered that the extension constitutes overdevelopment of a restricted site, results in substandard development in terms of residential amenity for the occupants of the house due to the seriously inadequate private amenity space remaining, and, by virtue of its orientation, proximity to neighbouring residential property, scale, and height, would seriously injure the residential amenities of property in the vicinity by way of overshadowing and adversely impacting on the future developability of the neighbouring property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020