



Board Direction

Ref: PL04.247490

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th March 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

It is considered, by reason of the demolition of the four-storey annex with its unique building envelope featuring steeply pitched roofscape, narrow profile of the structure and tall chimney stacks and having regard to the existing character of the roof profile in the vicinity, the site location within an Architectural Conservation Area and the presence of a structure, 'Perryville House' on site, which is listed as a Protected Structure in the current development plan for the area, that the proposed development by reason of its overall scale, height and design, would be out of character with its surroundings, would seriously detract from the architectural character and setting of Kinsale and of the streetscape generally. The proposed development would, therefore, materially and adversely affect the character of Perryville House, a Protected Structure, would seriously injure the visual amenities of the Architectural Conservation Area and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 8th March 2017
G.J. Dennison