



An  
Bord  
Pleanála

**Board Direction**  
**PL.08.247930**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on May 10<sup>th</sup> 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the pattern of development in the area, it is considered that the proposed development would represent overdevelopment of the site and would be inconsistent with Section 13.7 'Family / Granny Flat Extensions' of the Kerry County Development Plan, 2015 – 2021, which sets out provisions for the extension to family homes. The proposed development would detract from the amenities of adjoining properties, would be out of character with, and fail to respect the established pattern of development in the vicinity, and would set an undesirable precedent for similar type of development in the area. The proposed development would, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would materially contravene condition no. 3 of An Bord Pleanála order appeal ref. 08.233209. Condition no. 3 of this permission requires that the ground floor area of the garage is retained as a storage area and not converted into a habitable space. The proposed development, if permitted, would therefore conflict with the terms of a previous permission and would act as an undesirable precedent for further such development elsewhere in the County, and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 10.05.17

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Paul Hyde