



An
Bord
Pleanála

Board Direction
PL08.248189

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16th August 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 constrained and restricted nature of the site, to the scale, bulk and height of the proposed development, notwithstanding extant permissions, it is considered that the proposed development would represent significant overdevelopment of this site, would give rise to an overbearing appearance and would be visually obtrusive, when viewed from April Avenue and adjoining properties in particular from the east of the site. The proposed development would seriously injure the residential amenities of adjoining properties and would be contrary to the zoning objective of the Killarney Town Development Plan 2009-2015, 'To provide and improve residential amenities'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to its overall layout and design, it is considered that the proposed development would provide a limited quality of residential amenity for future residents by virtue of the short depth of rear garden space, its northerly aspect and concerns of overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date:

Eugene Nixon