



An
Bord
Pleanála

Board Direction
PL 04.248346

The submissions on this file and the Inspector's report were considered at a further meeting, of all available Board Members, held on 31st August 2017.

The Board decided, by a 5:2 majority, to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. It is considered that the existing dwelling proposed for demolition, whilst not a protected structure, is attractive in its own right and adds to the character of the attractive historic streetscape in the village of Kilworth. The Board is not satisfied that the proposed demolition and resultant loss of built heritage has been adequately justified, or that an alternative redevelopment of the site, that would include retention of the dwelling, is not feasible. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. It is considered that, notwithstanding the revisions made in the course of the planning application, the proposed new building design is an unsatisfactory design response to this sensitive and prominent location. It is considered that the streetscape design fails to satisfactorily address the adjoining attractive two-storey building and would diminish the overall architectural quality of the streetscape. Furthermore it is considered that the rear two storey projections proposed for the new dwellings are excessive in scale and height and positioned too close to the site boundary and would detract from the residential amenity of the adjoining property to an unacceptable degree. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the view of the planning authority that greater consideration needs to be given to an alternative approach to redeveloping or refurbishing the existing dwelling and that, notwithstanding the fact that the structure is not protected, the proposed demolition and replacement as proposed would not be acceptable.

Board Member

Date: 13th September 2017

Conall Boland