



An
Bord
Pleanála

Board Direction
BD-000086-18
ABP-300281-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th March 2018.

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

Reasons and Considerations

1. No. 37 Daltons Avenue is located within an area designated a Housing Protection Area in the Killarney Town Development Plan 2009-2015, a designation which acknowledges the proximity of the town centre area to this established residential area and the pressure that results for infill development that is not in keeping with the traditional settlement pattern of the area. It is the policy of the planning authority to preserve the residential distinctiveness and character of the established residential community in this area and, in general, the planning authority is not in favour of, except in exceptional circumstances, the sub-division of existing dwelling houses located in areas zoned for residential use into two or more separate dwelling units. This policy is considered reasonable. Having regard to the lack of any exceptional circumstances, it is considered that the proposed development would conflict with the policy and would, thus, be contrary to the proper planning and sustainable development of the area
2. It is considered that the proposed development, by itself and by the precedent which the grant of permission for it would set for other such development of a

similar nature in the area, would be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would constitute overdevelopment of a restricted site, would be substandard in terms of residential amenity and private open space, would generate problems of access and parking, and would be out of character with the pattern of development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13/03/2018

Maria FitzGerald