



An
Bord
Pleanála

Board Direction
BD-008550-21
ABP-308445-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2021.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Kerry County Development Plan 2015 – 2021, the Architectural Heritage Protection Guidelines for Planning Authorities 2004, the pattern of development in the area and the scale and nature of the development for which retention permission is sought, it is considered that subject to compliance with the conditions set out below, that the development for which retention permission is sought generally complies with the objectives of the county development plan and with the guidelines, would not have a negative impact on the character of the terrace and not seriously injure the residential or visual amenities of the protected structures. The development for which retention permission is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the use of materials serves to appropriately differentiate the new from the old, and notwithstanding the scale of the zinc roof, that the form and design of the porch is not overly dominant or visually obtrusive, due to the transparency of the glazed enclosure which allows a reading of the continuity of the terrace of protected structures. The development does not therefore have material

and adverse affects on the character of the protected structure, and does not therefore injure the visual amenities of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as my otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interests of clarity.

2. The disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member


Michelle Fagan

Date: 17/06/2021