An Bord Pleanála

Board Direction
BD-012784-23
ABP-313452-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/07/2023.

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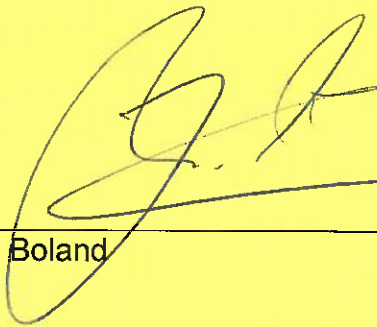
Reasons and Considerations

Having regard to the original architectural style and prominence of the building fronting no.2 Upper William Street, a Protected Structure and the architectural character of the area which is a designated Architectural Conservation Area and also having regard to the provisions of the Architectural Heritage Protection – Guidelines for planning authorities, published by the Department of the Environment, Heritage and Local Government (2004), it is considered that the extension to the roof and alteration to the roof profile to be retained, notwithstanding the additional residential accommodation, is of an inappropriate design due to its mass, scale, bulk and window composition and fails to integrate satisfactorily with the building and roofscape and would accordingly contravene objectives KCDP 8-40, KCDP 8-42, KCDP 8-44 of the Kerry County Development 2022-2028, intended to protect the architectural character of such properties. It is furthermore considered that the retention the roof extension would seriously injury the residential amenity of the neighbouring dwelling to the south by reason of its overbearing and obtrusive impact. The proposed retention of this development would accordingly be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the recommended reasons for refusal of its Inspector relating to possible deficiencies in description, also noting the that premises is a protected structure. While ordinarily this may warrant further considerations , given the substantive reason for refusal as outlined above , it was decided not to pursue this matter under the current appeal .

Board Member _____ **Date:** 06/07/2023

Joe Boland