

An  
Bord  
Pleanála

**Board Direction**  
**BD-019670-25**  
**ABP-320930-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/05/2025.


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 Development Management Standards as set out in Section 1.5.1 of Volume 6 of the Kerry County Development Plan it is considered that the brick-effect cladding which has been placed on the front façade and front boundary wall of this mid-terrace dwelling, as well as the decorative metal railings placed on the front and side boundary walls of the front garden, would be visually obtrusive and out of character with the other dwellings in the terrace and wider area. The proposed retention of the front boundary, side boundaries and front facade would seriously injure the visual amenities of the area, would set an undesirable precedent for future development, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed retention of the open covered area to the rear of the dwelling, taken in conjunction with the kitchen extension, would, by reason of its scale, constitute over development of this confined site and would result in seriously inadequate private open space to serve the occupants of the dwellinghouse. The development proposed to be retained would be contrary to the

Development Management Standards for Extensions as set out in Section 1.5.6.1 of Volume 6 of the Kerry County Development Plan, would seriously injure the residential amenities of the occupants, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Marie O'Connor

**Date:** 14/05/2025