

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Kilkenny County**

**Planning Register Reference Number: 15/600**

An Bord Pleanála Reference Number: PL 10.245981

**APPEAL** by Pat Wallace care of Bluett and O'Donoghue Architects of 2 John Street, Kilkenny against the decision made on the 1<sup>st</sup> day of December, 2015 by Kilkenny County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of two number dwellinghouses, (two-storey with habitable attic accommodation) related boundary wall treatment, turning bay and separate entrance to "Fanad House", connection to drainage systems and all associated site works at Fanad House, Bennettsbridge Road, Kilkenny.

## **DECISION**

**REFUSE** permission for the above proposed development based on the reasons and considerations set out below.

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the existing pattern of development in the area and the neighbourhood character, it is considered that the proposed development, by reason of its scale, massing and design detail would constitute an inappropriate design response to the existing context of the site and would seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**