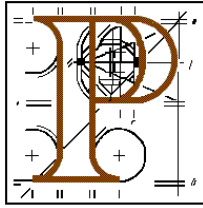


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Kilkenny County**

**Planning Register Reference Number: 16/43**

An Bord Pleanála Reference Number: PL 10.246450

**APPEAL** by Paul Murray of 11 Beech Park, Bennettsbridge Road, Kilkenny against the decision made on the 23<sup>rd</sup> day of March, 2016 by Kilkenny County Council to grant subject to conditions a permission to Hilary Cantwell care of Mark Kennedy of 30 Dornick Street, Kilkenny.

**PROPOSED DEVELOPMENT:** Renovation of existing single storey residence including plan and elevational changes, new two-storey extension to rear, new front boundary treatment and gates, and all associated site works, all at Archersfield, 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 location of the proposed development within the Kilkenny Castle Architectural Conservation Area, as set out in the Kilkenny City and environs Development Plan 2014-2020 and having regard to the form and design of the proposed development, involving a large two-storied flat-roofed extension to an existing single storey dwelling with pitched roof, which would be visible from the environs of the Castle Park above the boundary walls fronting the site, it is considered that the proposed development would constitute a discordant design approach that would seriously injure the visual amenities of the area and would fail to respect the character of the Architectural Conservation Area. 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.**