



An
Bord
Pleanála

Board Order PL 08.247919

Planning and Development Acts 2000 to 2016

Planning Authority: Kerry County Council

Planning Register Reference Number: 16/1109

Appeal by Seán O'Brien of Knockcullen House, New Road, Killarney, County Kerry against the decision made on the 13th day of January, 2017 by Kerry County Council to grant subject to conditions a permission to John Paul Coughlan care of Coughlan Consulting Engineers of 81 New Street, Killarney, County Kerry.

Proposed Development: (a) Make elevation changes to Silverspruce and Gleanntan House, (b) demolition of rear extension (apartment 2) to Silverspruce House, (c) construction of a new rear extension to Silverspruce House, (d) demolition of rear extension to Gleanntan House, (e) retention of Silverspruce and Gleanntan House within revised site boundaries, and (f) construction of three number townhouses to the rear of the site and all associated site works at Silverspruce House and Gleanntan House, New Road, Killarney, County Kerry.

Decision

REFUSE permission for the above proposed development in accordance with 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

The proposed development, by reason of its design and layout, would represent piecemeal development of a restricted site, and by reason of inadequate separation distances between the proposed townhouses and the existing houses of Silverspruce, Gleanntan, and the adjoining residential property to the north east, would result in overlooking of residential amenities and would also be visually overbearing on existing and future residential amenities. By reason of the design of the proposed townhouses, and in particular the first floor and roof treatment, it is considered that the proposed development would seriously injure the residential amenities of future occupants. Furthermore, having regard to the restricted size of the subject site, and the proximity of the proposed townhouse development to adjoining site boundaries, it is considered that the proposed development would adversely affect the development potential of adjoining lands, which are zoned for town centre uses in the current Development Plan for the area. The proposed development would, therefore, seriously injure the residential amenities, and depreciate the value, of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017