

Board Order PL 08.247925

Planning and Development Acts 2000 to 2016

Planning Authority: Kerry County Council

Planning Register Reference Number: 16/1094

Appeal by Andrew and Kate Cooke care of Frank Curran Consulting Engineers Limited of 16 Main Street, Cahersiveen, County Kerry against the decision made on the 5th day of January, 2017 by Kerry County Council to refuse permission.

Proposed Development: Erection of an extension at first floor level consisting of two private bedrooms and living area to premises at Main Street, Cahersiveen, 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

It is considered that the proposed extension, by reason of its layout, height, proximity to existing properties and orientation, would overshadow the residential amenities situated to the west of the appeal site, would be visually obtrusive and would seriously injure the residential amenities of adjoining properties. The proposal would detract from the amenities of adjoining properties, would be out of character with, and fail to respect the established pattern of development in the vicinity, and would set an undesirable precedent for similar type of development in the area. The proposed development would seriously injure the residential amenity of the area and would, therefore, 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