

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Kerry County

Planning Register Reference Number: 16/1132

An Bord Pleanála Reference Number: PL 08.248001

APPEAL by Gearoid Kennedy of Ardroe, Inch, Annascaul, Tralee, County Kerry against the decision made on the 20th day of January, 2017 by Kerry County Council to refuse permission to the said Gearoid Kennedy.

PROPOSED DEVELOPMENT: Construction of new garage and carport with private recreational space overhead with all associated site works at Ardroe, Inch, Annascaul, Tralee, County Kerry.

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

1. It is considered that the proposed development, by reason of its height, scale, design and proximity to the dwelling house on the adjoining site, would seriously injure the amenities and depreciate the value of property in the vicinity by reason of overlooking and would be contrary to the proper planning and sustainable development of the area.
2. The existing stone shed on the appeal site reflects local vernacular architecture. Policy Objective (H45) in the Kerry County Development Plan 2015 to 2021 encourages protection and retention of structures such as this. The proposed development would involve demolition of the existing attractive stone structure on the appeal site. It is considered that the proposed development would be contrary to Policy Objective H45 of the Kerry County Development Plan 2015 to 2021, would detract from the architectural heritage of the local 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.