



An
Bord
Pleanála

Board Order

PL 08.248014

Planning and Development Acts 2000 to 2016

Planning Authority: Kerry County Council

Planning Register Reference Number: 16/1141

Appeal by John McCarthy care of Frank Curran Consulting Engineers Limited of 16 Main Street, Caherciveen, County Kerry against the decision made on the 24th day of January, 2017 by Kerry County Council to refuse permission.

Proposed Development: Erection of a dwelling house at Landsdowne Village, Mucksna, Kenmare, 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 would result in an unacceptable encroachment of the permitted green area/open space serving the overall Landsdowne Village housing development and would seriously injure the residential amenity of property in the vicinity. The proposed development would contravene materially conditions numbers 1 and 3 attached to an existing permission for development on the site, planning register reference number 00/3490. The proposed development 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