

Board Order PL 08.248616

## Planning and Development Acts 2000 to 2017 Planning Authority: Kerry County Council Planning Register Reference Number: 16/729

**Appeal** by James and Jeanette Keane of Kilconly North, Ballybunion, County Kerry against the decision made on the 8<sup>th</sup> day of May, 2017 by Kerry County Council to refuse permission.

**Proposed Development**: Construct a series of extensions, including a one and half storey extension to the side and rear of the house and carry out internal alterations to the existing house and install a mechanical treatment unit and polishing filter and all ancillary site works, all at Kilconly North, Ballybunion, County Kerry, as amended by the further public notice received by the planning authority on the 12<sup>th</sup> day of April 2017.

## 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**

Having regard to the location of the appeal site in a coastal setting, on the seaward side of the public road, it is considered that the proposed development, by virtue of its design and scale would not integrate with the existing traditional style dwellinghouse on the site and would not integrate satisfactorily into this sensitive landscape. The proposed development would seriously injure the amenities of the area, would set an undesirable precedent for other such development, would impede protected views and prospects in accordance with Policy Objective ZL-5 of the Kerry County Development Plan 2015 - 2021, would adversely impact on the landscape, which is designated a 'Secondary Special Amenity' and would be contrary to both Policy ZL-1 and Policy ZL-5 of the Kerry County 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