



Planning and Development Acts 2000 to 2017

Planning Authority: Kerry County Council (South and West Kerry)

Planning Register Reference Number: 17/290

Appeal by Liam Murphy care of Declan Noonan and Associates of Upper Main Street, Dingle, County Kerry against the decision made on the 26th day of May, 2017 by Kerry County Council in relation to the application by the said Liam Murphy for permission for development comprising conversion of attic space in an existing dwellinghouse to living accommodation served by a dormer window and including two number rooflights serving a ground floor hall area, all at The Wood , number 3 Barr Na Coille, Dingle, County Kerry in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the said two number rooflights serving a ground floor hall area and to refuse permission for the said conversion of attic space in an existing dwellinghouse to living accommodation served by a dormer window).

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 limited nature and scale of the proposed extension, and the pattern of development in the area, the Board considered that the proposed development, subject to compliance with the conditions as set out below, would not seriously injure the residential amenities of the adjoining properties or the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission for the attic extension and dormer feature, the Board, having regard to its sensitive design and layout and the separation distance to the adjoining property, considered that the proposed extension would not injure the residential amenities of the adjoining property or the visual amenities of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following condition. Where such condition require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to commencement of development, details of the materials, colours and textures of all the external finishes shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of orderly development and the visual amenities of the area.

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

Dated this day of 2017