



An  
Bord  
Pleanála

**Board Order  
PL 08.248865**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Kerry County Council**

**Planning Register Reference Number: 17/108**

**Appeal** by Siobhán Tangney of 3 Killowen Cottages, Kenmare, County Kerry against the decision made on the 22<sup>nd</sup> day of June, 2017 by Kerry County Council to grant subject to conditions a permission to Mary O'Callaghan of 4 Killowen Cottages, Killowen, Kenmare, County Kerry in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The construction of a single storey extension and all associated works to the rear of the existing dwellinghouse at number 4 Killowen Cottages, Kenmare, County Kerry.

## **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 pattern of development in the area and to the single-storey nature of the extension and the flat roof design, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 17<sup>th</sup> day of May, 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the 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. The development shall be modified as follows:
  - (a) The western wall of the kitchen element shall be set back 200 millimetres from the site boundary in accordance with the proposals outlined in the applicant's submission received by An Bord Pleanála on the 9<sup>th</sup> day of August, 2017.
  - (b) The high-level windows to the western elevation shall be omitted.

Prior to commencement of development, revised drawings showing compliance with these requirements and detailing proposed drainage measures shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interest of protecting the residential amenities of the adjoining property.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

