



An
Bord
Pleanála

Board Order
PL 08.249266

Planning and Development Acts 2000 to 2017

Planning Authority: Kerry County Council

Planning Register Reference Number: 16/1304

Appeal by Ambrose Clarke of 40 New Street, Killarney, County Kerry and by Anne Govan of 18 Rock Road, Killarney, County Kerry against the decision made on the 24th day of August, 2017 by Kerry County Council to grant subject to conditions a permission to Martin and Pamela Walsh care of Griffin Project Management of 51 New Street, Killarney, County Kerry.

Proposed Development (1) Alterations to existing dwellinghouse and construction of pedestrian alleyway, (2) demolition of existing rear extensions and (3) construction of four number apartments, all at 39 New Street, Monearmore, Killarney, 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

Having regard to the site configuration and location to the rear of New Street and to the pattern of development in the vicinity, it is considered that the proposed development, by reason of its layout and design, would constitute undesirable and haphazard backland development on a restricted site which would set a precedent for similar development in the area, would result in a substandard level of residential amenity for prospective occupants and would seriously injure the amenities and depreciate the value of property in the vicinity by reason of overlooking and loss of privacy. 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 2018