



An
Bord
Pleanála

Board Order
PL 08.249429

Planning and Development Acts 2000 to 2017

Planning Authority: Kerry County Council

Planning Register Reference Number: 17/121

Appeal by Padraig O'Sullivan care of Reeks Consulting Engineers of Rock Road, Killarney, County Kerry against the decision made on the 28th day of September, 2017 by Kerry County Council to grant subject to conditions a permission to Sharon O'Sullivan care of Hickey Design and Associates of 10 Priory Paddocks, Muckcross Road, Killarney, County Kerry.

Proposed Development: Construction of a dwellinghouse, wastewater treatment system and percolation area at Carhoonahone, Beaufort, 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

1. The appeal site adjoins a small complex of traditional buildings comprising an inhabited dwellinghouse and associated farm buildings of noted vernacular architectural merit and local interest. The proposed dwelling would be unsympathetic to its context by reason of its location and design. The proposed development would be unduly visually obtrusive and would detract from the form and setting of the existing vernacular resulting in a high impact development that would militate against the preservation of the architectural heritage of the area. The proposed development would be contrary to Section 11.4 of the Kerry County Development Plan 2015-2021 and would, therefore, be contrary to the proper planning and sustainable development of the area.

