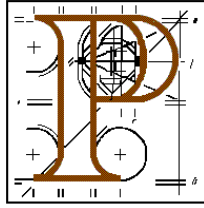


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Kerry County**

**Planning Register Reference Number: 17/836**

An Bord Pleanála Reference Number: ABP-300149-17

**APPEAL** by Paul Bennett and Margaret Mary Gleeson-O'Byrne care of MOL Consulting Engineers Limited of Kilmurry Business and Technology Park, Kilmurry, Kenmare, County Kerry against the decision made on the 18<sup>th</sup> day of October, 2017 by Kerry County Council to refuse permission to the said Paul Bennett and Margaret Mary Gleeson-O'Byrne.

**PROPOSED DEVELOPMENT:** Retention of existing roadside (eastern) boundary and entrance walls as constructed at Willow Lodge, Railway Road, Kenmare, County Kerry.

## **DECISION**

**REFUSE permission for the above proposed development based on 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 site of the proposed development is located in a principal street close to the town centre of Kenmare, a town of notable heritage status and an important tourist destination, and is at a location along the west side of this street where there is a consistency of stone wall front boundary treatment. It is considered that the red brick finished wall, entrance pillars and light stands constitute a visually incongruous addition to the streetscape at this location, fail to integrate with the form, character and finishes of boundary treatment along this section of the street, and culminate in a visually intrusive feature on the street. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. The proposed development would materially contravene a condition attached to an existing permission for development, namely condition number 6 attached to the permission granted by Kerry County Council under planning register reference number 96/1730 for the dwelling on this site, which required the retention of the front boundary wall as part of the permitted development.

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

**Dated this                    day of                    2018.**