

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Kerry County

Planning Register Reference Number: 17/825

An Bord Pleanála Reference Number: ABP-300155-17

APPEAL by Tommy Holmes care of Reeks Consulting Engineers of Rock Road, Killarney, County Kerry against the decision made on the 17th day of October, 2017 by Kerry County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of attic conversion and retention of elevational changes to existing dwellinghouse at Doon West, Ballybunion, 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. Having regard to the restricted and backland natures of the site and to the established pattern of development in the surrounding neighbourhood, it is considered that the development proposed to be retained by reason of its scale, form and design would constitute overdevelopment of a limited site area, would result in inadequate open space and would be visually obtrusive on the streetscape and out of character with development in the vicinity. The development proposed for retention would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. The development proposed to be retention would contravene materially conditions attached to an existing permission for development on this site, namely, conditions numbers 1 and 3 attached to the permission granted by Kerry County Council on the day of 23rd day of December, 2008, under planning register reference Number 08/2224. The development proposed for retention 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.