



Planning and Development Acts 2000 to 2018

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 18/33

APPEAL by Susan Proud of Old Court, Inistioge, County Kilkenny against the decision made on the 12th day of March, 2018 by Kilkenny County Council to refuse permission to the said Susan Proud.

Proposed Development Erection of dormer type, one bedroomed ancillary dwellinghouse, wastewater treatment system and associated site works at existing house all at Oldcourt, Inistioge, County Kilkenny.

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. Having regard to the location of the proposed development to the rear of an existing house, it is considered that the proposed development would constitute haphazard backland development, resulting in a disorderly form of development which would seriously injure the rural character of this area. It is considered that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the severely restricted sightlines available at the proposed entrance point and the lack of ability to improve such, in particular due to the location of the existing dwelling on site, the proposed development would constitute a traffic hazard and cause obstruction to other road users. The proposed development would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users and be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.