



Planning and Development Acts 2000 to 2019

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 19/110

APPEAL by Michael and Katherine Rossiter care of E.D.P.M. Limited of 7 Ormond Road, Kilkenny against the decision made on the 15th day of April, 2019 by Kilkenny County Council to refuse outline permission.

Proposed Development: A detached dwellinghouse, treatment system, road entrance, landscaping with associated services and site works at Ballyroberts, Burnchurch, County Kilkenny.

Decision

REFUSE outline 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 access arrangements associated with the site, the relationship of these access arrangements to adjoining properties, and to the location of the proposed house to the rear of an existing house, it is considered that the proposed development would constitute inappropriate and piecemeal, backland development, and would seriously injure the amenities of adjoining residential property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.