



Planning and Development Acts 2000 to 2019

Planning Authority: Kerry County Council

Planning Register Reference Number: 19/259

APPEAL by Tim and Bridie Mackessy care of Carey Architects of Unit 1, Cuirt Na Sionna, Tarbert, County Kerry against the decision made on the 9th day of May, 2019 by Kerry County Council to refuse permission.

Proposed Development: Retention of the dwellinghouses within revised site boundaries, retention of the partially constructed storey and a half dormer extensions to rear of both properties comprising 55.4 square metres of accommodation at ground level and 20.3 square metres of habitable accommodation at first floor level at number 2 The Range, and 54 square metres of accommodation at ground floor level and 21.7 square metres of habitable accommodation at first floor level at floor level at number 3 The Range as constructed/currently exists on site and planning permission for: (a) completion of the storey and a half dormer extensions to rear of both properties comprising 55.4 square metres of accommodation at ground floor level and 20.3 square metres of habitable accommodation at first floor level at number 2 The Range, and 54 square metres of accommodation at ground floor level and 21.7 square metres of habitable accommodation at first floor level at number 3 The Range and (b) all ancillary site works. All at numbers 2 and 3 The Range, Tarbert Island, Tarbert, 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 development proposed for retention and the proposed development by reason of its design and roof profile would be out of character with and would constitute a visually discordant feature that would be detrimental to the distinctive vernacular architecture of the terrace which it is appropriate to maintain. The development proposed for retention and the proposed development would, therefore, materially contravene objective H-45 of the current Kerry County Development Plan which seeks to encourage the appropriate renovation of vernacular buildings and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the nature and extent of the works to the dwellings to be retained and completed, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site. The development proposed for retention and the proposed development would, therefore, be prejudicial to public health.

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

Dated this day of 2019.