



Planning and Development Acts 2000 to 2020

Planning Authority: Kerry County Council

Planning Register Reference Number: 20/651

APPEAL by Helen Stacey of 10 Cairn Ard, Ballinaboula, Dingle, County Kerry against the decision made on the 9th day of December, 2020 by Kerry County Council to grant subject to conditions a permission to Annamaria Thomas care of James Fitzgerald of Martello House, Ivy Terrace, Tralee, County Kerry.

Proposed Development: A domestic shed to the rear of dwellinghouse at number 8 Cairn Ard, Ballinaboula, Dingle, 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

It is considered that the proposed shed would constitute overdevelopment of a restricted site and would result in substandard development in terms of residential amenity for the occupants of the house due to the inadequate private amenity space remaining. In addition, by reason of the siting of the structure, its proximity to neighbouring residential properties, the stepped nature of the rear garden spaces associated with the terrace of houses at this location, the building's scale and height, its visibility from the public realm, and the consistent form and character of the established estate, it is considered the proposed development would seriously injure the residential and visual amenities of the area, would conflict with the existing pattern of development, and would set an undesirable precedent for further development of this nature at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2021.