



An
Bord
Pleanála

Board Order
ABP-309977-21

Planning and Development Acts 2000 to 2020

Planning Authority: Kerry County Council

Planning Register Reference Number: 20/1045

APPEAL by Stephen Mulvihill of Doon Bay Road, Ballybunion, County Kerry against the decision made on the 1st day of April 2021 by Kerry County Council to grant subject to conditions a permission to Mike and Deirdre Mulvihill care of Paul O'Dowd Consulting Engineer of Old Mill Lane, Charles Street, Listowel, County Kerry.

Proposed Development: Permission to retain and complete the structure on site for use as a holiday home at The Puceens, Doon West, Ballybunion, County Kerry, as amended by the further public notice received by the planning authority on the 9th day of March, 2021.

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

Having regard to the restricted nature of the site and 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 constitute substandard development, and would give rise to a poor standard of residential amenity for future occupants. The development proposed for retention would be overbearing in terms of its impact on established adjacent dwellings and would be visually obtrusive on the streetscape. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this *23rd* day of *August* 2021.

