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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Kerry County Council**

**Planning Register Reference Number: 20/1090**

**APPEAL** by Thomas and Mary Regan of 9 O'Connell's Terrace, Killarney, County Kerry and by Others against the decision made on the 21<sup>st</sup> day of June, 2021 by Kerry County Council to grant subject to conditions a permission to Aidan Kennedy care of Davide Mosca Design of 41/42 High Street, Killarney, County Kerry.

**Proposed Development:** Construction of three new apartments with private amenity spaces and with additional car parking spaces and all associated site works at 14 O'Connell's Terrace, Killarney, Co Kerry. The proposed development was revised by further public notices received by the planning authority on the 25th day of May, 2021.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

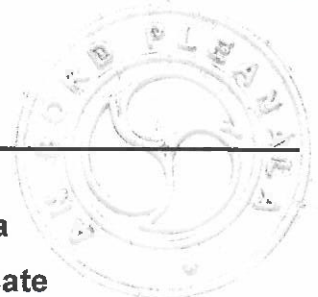
The proposed development, involving the placement of a dwelling in an established garden space in front of a terrace of single storey dwellings without a coherent morphological relationship to those houses and due to its scale and design, would lead to a disjointed and piecemeal form of development. The proposal would be out of character with and give rise to a significant overbearing impact and overshadowing on the established residential dwellings in particular number 14 O'Connell's Terrace. The proposed development would, therefore, seriously injure the visual and residential amenities of the area and of property in the vicinity and would not be in accordance with 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 27<sup>th</sup> day of July 2022.