

Planning and Development Acts 2000 to 2021

Planning Authority: Kerry County Council

Planning Register Reference Number: 21/1026

APPEAL by Alan Gosnell of Mayalainn, 85 Countess Grove, Killarney, County Kerry against the decision made on the 3rd day of March, 2022 by Kerry County Council to grant subject to conditions a permission to Carmel B. Brosnan care of Davide Mosca Design of 41/42 High Street, Killarney, County Kerry.

Proposed Development: As revised by further public notices received by the planning authority on the 4th day of February, 2022, the proposed development consists of (1) construction of extensions and elevational alterations to existing dwelling and (2) retention of a separate residential unit for family use only and all associated site works at 84 Countess Grove, Killarney, County Kerry.

Decision

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

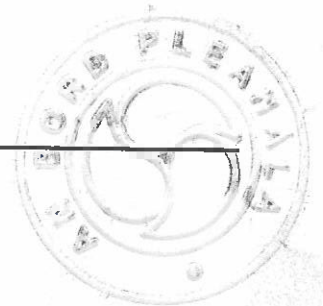
Reasons and Considerations

Having regard to the submissions on the file, the size and design of the dwelling which is proposed to be subdivided into two residential units, the aggregate living area proposed, the absence of private open space separate from the existing dwelling on the site, the increased height of the house, and the proposed introduction of extensive glazing on the front elevation of the house, it considered that the proposed development would constitute overdevelopment of the site, would fail to integrate into the existing streetscape and would adversely impact on the residential and visual amenities of the area. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity, would result in substandard accommodation for future occupants of the development and would 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 *2nd* day of *August* 2022.