



An  
Bord  
Pleanála

Board Order  
ABP-318113-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kerry County Council**

**Planning Register Reference Number: 23/784**

**APPEAL** by Ger O'Mahony care of Brendan O'Connell and Associates of 11 Market Place (Old Prospect House), Tralee, County Kerry against the decision made on the 1<sup>st</sup> day of September, 2023 by Kerry County Council to refuse permission.

**Proposed Development:** Retention of existing balcony in part at rear of existing dwelling at Barrow, Ardfert, County Kerry.

## **Decision**

**REFUSE** permission for the above development for the reasons and considerations set out below.

## Reasons and Considerations

Having regard to the location of the existing dwelling, and its position elevated above neighbouring properties, and the extensive interconnected nature of the balcony which overlooks neighbouring dwellings, it is considered that the development proposed to be retained would seriously injure the residential amenities of dwellings in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Peter Mullan**

**Member of An Bord Pleanála**

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

Dated this 19<sup>th</sup> day of June 2024.