

An  
Bord  
Pleanála

## Board Order ABP-318210-23

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kerry County Council**

**Planning Register Reference Number: 23/857**

**Appeal** by John and Sheila O'Driscoll care of Ger O'Keeffe Consulting Engineers Limited of Friary Lane, 4 Day Place, Tralee, County Kerry against the decision made on the 18<sup>th</sup> day of September, 2023 by Kerry County Council to grant subject to conditions a permission to Irene O'Donnell care of John O'Riordan Architectural Design of The Hollies, Coolroe Lower, Glenbeigh, County Kerry.


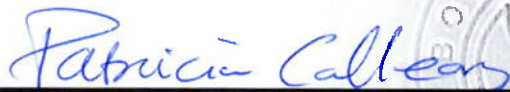
**Proposed Development:** Retention of dwellinghouse and garden shed as constructed on revised site boundaries, permission to construct new front porch together with all associated site works, all at Willow Lodge, Riverside, Oakpark, Tralee, County Kerry.

### Decision

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

## Reasons and Considerations

Having regard to the limited width and size of the site, the proximity to the site boundaries of windows in both the existing western elevation of the adjoining house and the eastern elevation of the structure proposed to be retained, and the design, siting, layout, height and scale of the proposed porch, it is considered that the development proposed to be retained and proposed development, taken in conjunction with the lean-to extension, by reason of the fenestration pattern and use of roofing materials, would be visually obtrusive when viewed from the adjoining dwelling and would result in a loss of privacy, outlook and daylight which would seriously injure the residential amenities of the adjoining property to the east. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Patricia Calleary**

**Member of An Bord Pleanála**

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

Dated this 11 day of July 2024.