

An
Bord
Pleanála

Board Order ABP-318834-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kerry County Council

Planning Register Reference Number: 23/60238

Appeal by Marie Dalton of 123 Fairway Heights, The Kerries, Tralee, County Kerry against the decision made on the 11th day of December, 2023 by Kerry County Council to grant subject to conditions a permission to Enis and Valbona Rramani care of David Moriarty of Room 8, Collis Sandes House, Kileen, Tralee, County Kerry in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of a partially complete single storey extension to the rear and permission to complete a new single storey extension to the side and all associated site works, all at 124 Fairway Heights, Knocknacuig, Tralee, County Kerry.

Decision

GRANT permission for the above development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the siting of the proposed development and the development proposed to be retained, and to its design, character and layout, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not adversely impact on the residential amenities of adjoining properties, would be compatible with the design, form and character of established properties in the vicinity, would be consistent with the provisions of the Kerry County Development Plan 2022 - 2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The external finishes of the proposed extensions shall match those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

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3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

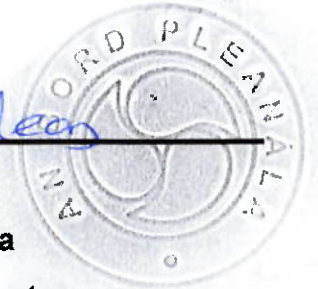
Patricia Callear

Patricia Callear

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this *04* day of *July* 2024.