



An
Bord
Pleanála

Board Order ABP-320930-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kerry County Council

Planning Register Reference Number: 24/60472

Appeal by Lucia Drohan care of Leahy Planning Limited of Mill Road House, Mill Road, Ennis, County Clare against the decision made on the 9th day of September, 2024 by Kerry County Council to refuse permission.

Proposed Development: Retention of the front boundary, side boundaries, front façade and the open covered area to the rear of dwelling as constructed, all at 68 Ardshanavooly, Killarney, County Kerry.

Decision

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

Reasons and Considerations

1. Having regard to the Development Management Standards as set out in section 1.5.1 (Urban Design) of Volume 6 of the Kerry County Development Plan 2022-2028, it is considered that the brick-effect cladding which has been placed on the front façade and front boundary wall of this mid-terrace dwelling,

as well as the decorative metal railings placed on the front and side boundary walls of the front garden, would be visually obtrusive and out of character with the other dwellings in the terrace and wider area. The proposed retention of the front boundary, side boundaries and front facade would seriously injure the visual amenities of the area, would set an undesirable precedent for future development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed retention of the open covered area to the rear of the dwelling, taken in conjunction with the kitchen extension, would, by reason of its scale, constitute over development of this confined site and would result in seriously inadequate private open space to serve the occupants of the dwellinghouse. The development proposed to be retained would be contrary to the Development Management Standards for Extensions as set out in section 1.5.6.1 of Volume 6 of the Kerry County Development Plan 2022-2028, would seriously injure the residential amenities of the occupants, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 15 day of May 2025.