

Planning and Development Acts 2000, as amended

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 2560692

Appeal by Rita Hynes against the decision made on the 19th day of December by Kilkenny County Council to refuse permission.


Proposed Development: Retention permission for garage and bedroom used for overflow accommodation to the main house and all associated site works at 25 Michael Street, Kilkenny City, Kilkenny.

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 configuration of the elements of the subject site comprising a two-storey terraced residence, rear access route, and separate associated garden area, and the provisions of Kilkenny City and County Development Plan 2021-2027, including Section 13.15 'Family Flat', which sets out the criteria for the sub-division or extension of a single dwelling unit to accommodate a member of the immediate family, and having regard to the nature and extent of the development proposed to be retained, which includes a detached garage and separate residential unit, it is considered that, in the context of the provisions of Section 13.15 of the plan and notwithstanding the specific unique nature and setting of the curtilage of the subject site, the development proposed to be retained would, by reason of its configuration and layout, provide for a substandard form of residential accommodation, which would fail to provide an adequate or acceptable level of amenity for future occupants. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.


MaryRose McGovern

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 21st day of May 2026

