



Board Direction

Ref: PL08.246033

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th July 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Having regard to the location of the site within an Area Under Strong Urban Influence as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2005), it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or in the Kerry County Development Plan 2015 – 2021 for a house at this sensitive rural location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, contravene the provisions of the Guidelines and the objectives of the Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing dwellings in the vicinity, it is considered that the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities, would exacerbate an emerging pattern of suburbanisation that is eroding the rural character in the vicinity, and would conflict with Section 3.1 of the Kerry County Development Plan 2015-2021, which states that "urban sprawl on the edge and environs of the Hub towns...should be discouraged." The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development site is located within an area designated as a Rural Secondary Special Amenity area in the Kerry County Development Plan 2015-2021, which sets out a number of provisions to protect such landscape areas from development. These sensitive landscapes can only accommodate a limited level of development and this is dependent on the degree to which the development can be integrated into the landscape. The proposed development, when taken in conjunction with existing dwellings in the area, would constitute an excessive density of development by virtue of its impact on the landscape and would interfere with the character of the surrounding rural landscape, which it is necessary to preserve, and would, therefore, be contrary to objective ZL-1 of the Development Plan, which seeks to protect the amenity value of the landscape of the county. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board had regard to the location of the site within an Area Under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines, and accepted the Inspector's view that the area in question clearly exhibits the characteristics of being under serious urban pressure, including proximity to the immediate environs of Killarney, and a significant proliferation of one-off rural housing development in the area. The Board, therefore, considered that the Inspector's application of rural housing criteria was appropriate and that any other approach would conflict with the provisions of the national Guidelines.

Please issue a copy of this Direction with the Board Order.

Board Member: _____ Date: 19th July 2016
Fionna O' Regan