



Board Direction

Ref: 08.247044

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21st, November 2016.

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

Reasons and Considerations/ Reasons

1. 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, result in an inappropriate extension of ribbon development along the public road 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.
2. 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.

3. On the basis of the documentation submitted with the application and appeal, the Board is not satisfied that the applicants/appellants comply with the requirements of the *Sustainable Rural Housing Guidelines for Planning Authorities* issued by the DoEHLG in 2005 within an area designated as an 'Area Under Strong Urban Influence' in these guidelines. Accordingly, it is considered that the proposed development would be contrary to these guidelines and to the proper planning and sustainable development of the area.

Board Member: _____ Date: 29th, November 2016
Paddy Keogh