



An  
Bord  
Pleanála

**Board Direction**  
**PL.08.247938**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on June 27<sup>th</sup> 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The proposed development is located in an area designated as a rural area under 'Strong Urban Influence' in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and within an area designated as 'Stronger Rural Area' in the Kerry County Development Plan 2015-2021. National and local policy seeks to restrict housing in unserviced rural areas to applicants who have demonstrated a need to live in such areas. It is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this 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, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, would be contrary to the said Ministerial Guidelines and to the objectives of the Kerry County Development Plan 2015-2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 27.06.17

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Paul Hyde