



An  
Bord  
Pleanála

**Board Direction**  
**PL08.248616**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 21<sup>st</sup> August 2017.

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

### **Reasons and Considerations**

Having regard to the location of the appeal site in a coastal setting, on the seaward side of the public road, it is considered that the proposed development, by virtue of its design and scale would not integrate with the existing traditional style dwelling house on the site and would not integrate satisfactorily into this sensitive landscape. It would therefore seriously injure the amenities of the area, set an undesirable precedent for other such development and would impede protected views and prospects in accordance with Policy Objective ZL-5 of the Kerry County Development Plan, 2015 – 2021, and would adversely impact on the landscape, which is designated a 'Secondary Special Amenity' would therefore be contrary to both Policy ZL-1 and Policy ZL-5 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:**

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Eugene Nixon