



An  
Bord  
Pleanála

**Board Direction**  
**PL08.249429**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 22<sup>nd</sup> March 2018.

The Board decided to refuse permission by a majority of 2:1 generally in accordance with the Inspector's recommendation, subject to the amendments shown below

### **Reasons and Considerations**

1. The appeal site adjoins a small complex of traditional buildings comprising an inhabited dwelling house and associated farm buildings of noted vernacular architectural merit and local interest. The proposed dwelling, is unsympathetic to its context by reason of its location and design. To permit such a development would be unduly visually obtrusive and would detract from the form and setting of the existing vernacular resulting in a high impact development that would militate against the preservation of the architectural heritage of the area. To permit the proposed development would be contrary to Section 11.4 of the Kerry County Development Plan 2015 – 2021, therefore, would be contrary to the proper planning and sustainable development of the area.
2. The proposed extensive removal of the existing sod and stone roadside boundary in a southerly direction, would be unduly obtrusive by virtue of its visual impact on the landscape and would interfere with the character of the landscape, which is necessary to preserve, in accordance with Objective ZL-1 of the Kerry County Development Plan 2015 – 2021. To permit the proposed development would, therefore, be contrary to the development plan and to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 23<sup>rd</sup> March 2018

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Michelle Fagan