



An  
Bord  
Pleanála

**Board Direction**  
**BD-000093-18**  
**ABP-300169-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/03/2018.

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

#### **Reasons and Considerations**

1. Having regard to the location of the site within Stronger Rural Area as designated in the current Kerry County Development Plan 2015 – 2021 and where, in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, it is policy to distinguish between urban-generated and rural-generated housing need, and, having regard to the nature and location of employment of the applicants, a rural generated housing need for a house at this location has not be identified. The proposed development, in the absence of any identified rural-generated 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, be contrary to the Ministerial Guidelines and be contrary to 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.

**Board Member**

**Date:** 21/03/2018

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Michelle Fagan