



An  
Bord  
Pleanála

**Board Direction**  
**BD-001063-18**  
**ABP-301686-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/09/2018.

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

### **Reasons and Considerations**

The site of the proposed development is located within a 'Stronger Rural Area' as set out in the current Kerry County Development Plan, where emphasis is placed on the importance of integration into the landscape and of siting of development to minimise visual intrusion as set out in the current Building a House in Rural Kerry – Design Guidelines and in development plan objectives RS-2 and RS-4. These guidelines and objectives are considered reasonable. Having regard to the elevated and prominent positioning of the proposed development it is considered that the proposed development would form an obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, materially contravene the said development plan objectives and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 07/09/2018

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Stephen Bohan