



An
Bord
Pleanála

Board Direction
BD-003068-19
ABP-303582-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/05/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Taken in conjunction with existing dwellings in the vicinity, it is considered that the proposed development would give rise to an excessive density of development in an area of Secondary Special Amenity, and in a rural area lacking certain public services and community facilities, would exacerbate an emerging pattern of suburbanisation that is eroding the rural character in the vicinity, and would conflict with Section 3.1 of the Kerry County Development Plan 2015-2021, which states that “urban sprawl on the edge and environs of the Hub towns...should be discouraged.” The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that, given the location of the site in an area under strong urban influence, sufficient economic need to reside in the area had been demonstrated based on the viability of the farm, and that the construction of an additional dwelling house in this area given the existing density and limited capacity to absorb further development, would not be acceptable. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17/05/2019

Michelle Fagan