



An  
Bord  
Pleanála

**Board Direction**  
**BD-005161-20**  
**ABP-305500-19**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2020.

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 extensive one-off housing in this location in close proximity to the town of Daingean, to the location of the site within a Stronger Rural Area as designated in the Kerry County Development Plan, to the provisions of the *Sustainable Rural Housing Guidelines for Planning Authorities* and to the National Policy Objectives of the National Planning Framework, which seek to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the Rural Housing Guidelines for a house at this rural location and do not comply with National Policy Objectives. The proposed development, in the absence of any identified locally based 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, thus, be contrary to the provisions of the *Sustainable Rural Housing Guidelines for Planning Authorities* and rural policy provisions of the National Planning Framework, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located in a remote rural area of scenic and amenity value in West Kerry. It is an objective of Kerry County Development Plan to protect the landscape of the County as a major economic asset and an invaluable amenity which contributes to peoples' lives (Objective ZI-1). It is considered that the siting of the proposed house on this open, exposed and prominent site would constitute an obtrusive feature on the landscape, would seriously injure the visual amenities of the area, would conflict with the Development Plan objective, and would, thereby, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users because of the additional traffic turning movements it would generate onto a minor local road that is seriously substandard in width and alignment.

**Board Member**

**Date:** 14/02/2020

---

Terry Ó Niadh