



An
Bord
Pleanála

Board Direction
BD-006664-20
ABP-307622-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2020.

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 form, scale, design and height of the proposed dwelling on a prominent and sensitive hillside location adjoining Inch Strand, to Objective ZL-1 of Kerry County Development Plan 2015-2021, which seeks to protect the landscape of the county as a major economic asset and invaluable amenity, it is considered that the proposed development would be visually obtrusive (particularly on the approaches from the east and west) and would undermine the landscape character of this sensitive scenic area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board did not accept the Inspector's recommendation to refuse the proposed development on the basis of Objective RS-17 of the Kerry County Development Plan 2015-2021, which aims to resist the demolition and replacement of tradition or vernacular rural housing whose character merits retention. The Board was satisfied that the existing house was not an exemplar in terms of traditional or vernacular rural housing.

Copy of Board Direction to issue with the Board Order.

Board Member

Date: 08/10/2020

Maria FitzGerald