

An
Bord
Pleanála

Board Direction
BD-008536-21
ABP-309182-21

The submissions on this file, including the responses to the Board's section 137 notice, and the Inspector's report were considered at a Board meeting held on 15/06/2021.

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

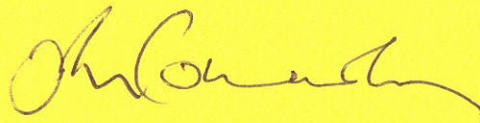
Reasons and Considerations

Having regard to the location of the site within an Area Under Strong Urban Influence as designated in the current Kerry County Development Plan 2015 – 2021 and having regard to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and National Policy Objective 19 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 is provided based upon demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, the Board is not satisfied that the applicants come within the scope of the housing need criteria, as set out in the Rural Housing Guidelines, for an additional house on this landholding at this rural location, or comply with National Policy Objective 19. The proposed development, in the absence of a demonstrable economic or social 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 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.

Note: The Board noted the unsubstantiated claim in the appellant's response to the Board's section 137 notice with regard to the applicant's current living accommodation. However, having regard to the substantive reason for refusal, the Board decided not to pursue this matter further with the parties.

Board Member



Date: 15/06/2021

John Connolly