



An
Bord
Pleanála

Board Direction
BD-008795-21
ABP-310011-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/07/2021.

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 steeply sloping nature and limited size of the site, to the design and layout of both the existing dwelling unit and of the proposed apartment, which is not directly connected to the main house, and to the absence of any specific justification for the need for a self-contained apartment, it is considered that the proposed development would not form a single integral dwelling unit or facilitate the re-integration of the family flat into the main dwelling house when no longer required. The proposed development would, therefore, be inconsistent with the planning authority's policy on family flat extensions as set out in 13.7 of the current Kerry County Development Plan 2015-2021, would create an undesirable precedent and would be contrary to the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald

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Date: 26/07/2021