



An  
Bord  
Pleanála

**Board Direction**  
**BD-012688-23**  
**ABP-313199-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/06/2023.

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

#### **Reasons and Consideration**

The change of use of the house from residential use to short-term letting, within an established residential area, would have an adverse impact on the existing residential amenities of the area by reason of noise and disturbance, and would give rise to additional traffic movements and parking requirements within the restricted estate roads, where parking is limited. The proposed development, by itself and by the precedent for which a grant of permission would set, would be contrary to the provisions of the Corca Dhuibhne Electoral Area Local Area Plan 2021-2027, which notes that more than one third of all dwelling units in Dingle are holiday homes or second homes and which seeks to ensure affordable housing is provided in order to retain permanent residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 30/06/2023

Joe Boland