



An  
Bord  
Pleanála

**Board Direction**  
**BD-015430-24**  
**ABP-315113-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2024.

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

### **Reasons and Considerations**

The proposal to locate a dwelling house on this prominent and exposed site would seriously injure the visual amenities of the area by reason of its obtrusiveness, contrary to Policy KCDP 5-2 which seeks to protect and promote the sense of place and culture and the quality, character and distinctiveness of the rural landscape that make Kerry's rural areas authentic and attractive places to live, work and visit. The proposed development would also give rise to an extension of undesirable ribbon development in this rural area which would interfere with the character of the landscape which is necessary to preserve in accordance with Objective KCDP 11-78 of the Kerry County Development Plan 20222028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Martina Hennessy

**Date:** 14/02/2024