



An  
Bord  
Pleanála

**Board Direction**  
**BD-016154-24**  
**ABP-315782-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/04/2024.

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 suitability of the property for permanent housing due to its size, layout, generous amenity areas as well as its location within a cluster of residential development within walking distance of Ballyferriter village, the Board considered that the dwelling would be suitable as a place of permanent residential occupation. Therefore, in the absence of sufficient evidence to the contrary, the Board considered that the proposed retention of change of use from residential to short term holiday letting would contravene Policy 10.3.5.3 and related Objective KCDP 10-34 of Chapter 10 (Tourism and Outdoor Recreation) of the Kerry County Development Plan 2022-2028 and be contrary to the proper planning and sustainable development of the area.

**Note:** The Board did not share the view of its Inspector that the proposed change of use would endanger road safety as any increase in vehicle movements would not be such to cause traffic hazard and, therefore, did not consider this as a reason for refusal.

**Board Member**

**Date:** 26/04/2024

Joe Boland