



An  
Bord  
Pleanála

**Board Direction**  
**BD-015264-24**  
**ABP-315785-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/01/2024.

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

### **Reasons and Considerations**

1. The site of the proposed development is located within an open landscape with limited screening, defined as landscape character area 'Area 4 Kerry Head and Ballyduff' in the Landscape Review as contained in Volume One of the Kerry County Development Plan 2022-2028, is of medium/high sensitivity where the key characteristics and qualities of the landscape are sensitive to change and where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the 'Building a House in Rural Kerry' Design Guidelines (2009), which Guidelines are considered to be reasonable. Having regard to the topography of the site, the relatively elevated positioning of the proposed development, together with its central siting and the extensive hard-surfaced car parking area to front and side of the house, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape. The proposed development would, therefore, militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Mary Henchy

**Date:** 30/01/2024