



An  
Bord  
Pleanála

**Board Direction**  
**BD-015545-24**  
**ABP-316008-23**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2024.

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

### **Reasons and Considerations**

1. Having regard to the location of the proposed dwelling to the rear of existing and permitted residential development, it is considered that the development as proposed would constitute haphazard and disorderly backland development which would seriously injure the residential amenities of the property in the vicinity and which would create a precedent for similar undesirable backland development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of proposed dwelling on an elevated site to the rear of the existing residential development, it is considered that the proposed development would be unduly obtrusive by virtue of its visual impact on the landscape and would interfere with the rural character of the landscape, which it is necessary to preserve, in accordance with Objective KCDP 11-78 and KCDP 11-79 of the Kerry County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Una Crosse

**Date:** 26/02/2024