

An  
Bord  
Pleanála

**Board Direction**  
**BD-015762-24**  
**ABP-316204-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2024.


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 is located within a designated visually sensitive area (Landscape Designations - Map F, Volume Four, Kerry County Development Plan 2022-2028) and located within the visual amenity envelope of the designated view and prospect looking eastwards from the N70 positioned to west and northwest of the subject site. Having regard to: (a) the sensitivity of the landscape, (b) the unauthorised altered ground levels on site, (c) the insufficient detail provided in respect to site levels which do not sufficiently demonstrate how the proposed bank will sufficiently integrate the large scale and bulk of the two-storey rear façade into the landscape, and (d) the provision of an unduly obtrusive extended deck/balcony feature with railing/glazed panels contrary to the Kerry County Council rural design guidelines 'Building A House in Rural Kerry' (2009), the development as proposed to be retained and the proposed development, by itself or by the precedent which the grant of retention and permission for it would set, would fail to satisfactorily and sensitively integrate the structure into the landscape contrary to KCDP 5-19 of the Kerry County Development Plan 2022-2028. The proposed development to be retained and the proposed

development would, therefore, interfere with the character of the landscape and the preservation of the designated views and prospects and would, seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area. Given the insufficient detail provided the Board considered that these issues could not be addressed by condition at this time.

**Board Member**

  
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Stephen Brophy

**Date:** 07/03/2024