

An
Coimisiún
Pleanála

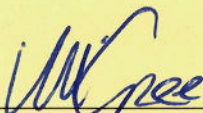
Direction
CD-020878-25
ABP-321088-24

The submissions on this file and the Inspector's report were considered at a meeting held on 25/09/2025.

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

Planning

Commissioner:


Liam McGree

Date: 03/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the location of the site within a 'Rural Area under Significant Urban Influence', as identified in the Kerry Development Plan 2022-2028, and on the basis of submissions made in connection with the planning application and appeal, it is considered that the applicant has failed to adequately demonstrate a rural generated housing need. Accordingly, permitting the proposed development would contravene Objectives KCDP 5-4 and KCDP 5-14 of the Kerry Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development seeks the construction of new rural dwelling on the landholding instead of the renovation and restoration of an existing vernacular farmhouse in which the applicant currently resides. Policies and objectives in the Kerry Development Plan 2022-2028 seek to preserve the county's rural vernacular architecture, protect its built heritage, and give preference to the renovation and restoration of existing rural buildings for use as permanent primary residences. On the basis of the submissions made in connection with the planning application and appeal, it is considered that the applicant has failed to adequately demonstrate that it is not feasible to renovate and restore the existing farmhouse on the landholding. Accordingly, permitting the proposed development would contravene Objectives KCDP 5- 19, KCDP 5-25 and KCDP 5-26 of the Kerry Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The siting and design of the proposed development fail to sufficiently accord with best practice outlined in the planning authority's 'Building a House in Rural Kerry: Design Guidelines'. Furthermore, the siting of the proposed development would result in the creation of, contribution to, and/ or exacerbation of ribbon development at this rural location. Accordingly, permitting the proposed development would contravene Objectives KCDP 5- 22 and KCDP 5-4 of the Kerry Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.