

An
Bord
Pleanála

Board Direction
BD-019830-25
ABP-321958-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2025.

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

Reasons and Considerations

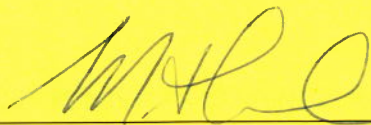
Having regard to: -

- (a) the Development Management Standards and Guidelines of the Kerry County Development Plan 2022-2028 (Volume 6) and to the strategic objective of these standards which states that new development proposals are required to comply with the standards, and to 'Section 1.5.10.9 sheds/garages/ancillary structures' which states the following: "Notwithstanding those developments listed under Class 3, Schedule 2 Part 1 (Planning and Development Regulations 2001, as amended), the cumulative area of all structures shall not exceed 70 square metres for private domestic use and storage only",
- (b) the size and scale of the domestic building to be retained which exceeds the 70 square metres size limit referred to in the standards, and
- (c) the design and internal layout of the domestic shed which is more akin to a residential structure than a shed,

it is considered that the proposed development represents excessive and haphazard over development of this residential site and would seriously injure the amenities of the area and of property in the vicinity and would set a precedent for

further inappropriate development in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 30/05/2025