

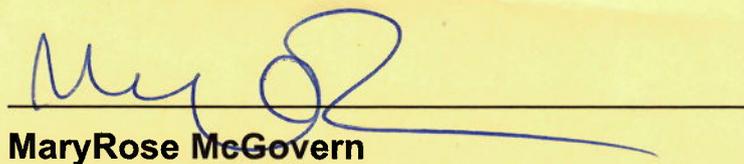
An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000298**  
**PL-500291-KY-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 18 March 2026.

The Commission decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order, for the reasons and considerations set out below.

**Planning Commissioner:**



**MaryRose McGovern**

**Date:**

**19<sup>th</sup> day of March 2026**

### **Reasons and Considerations**

1. Having regard to Objectives KCDP 11-78, KCDP 5-19 and KCDP 5-22 of the Kerry County Development Plan 2022-2028, to the scale, massing and form of the development proposed to be retained, to the open landscape of the

local environment and to the elevated position of the proposed garage/storage structure, it is considered that the development proposed to be retained would form an obtrusive feature in the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed into the landscape, would appear overly dominant in relation to the character of the existing dwelling on site, and would set an undesirable precedent for other such prominently located development in the vicinity. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the development proposed to be retained, due to its floor area of 137sqm, would significantly exceed the maximum allowable floor area for such structures, and would materially contravene Section 1.5.10.9 of Volume 6 (Development Management Standards and Guidelines) of the Kerry County Development Plan 2022-2028, which states that the cumulative area of all garages, sheds and other ancillary structures serving a rural dwelling house, shall not exceed 70sqm for private domestic use and storage only. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.