

An  
Coimisiún  
Pleanála

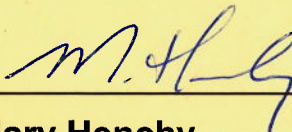
**Commission Direction**  
**CD-000358**  
**PL-500627-KY-26**

---

The submissions on this file and the Inspector's report were considered at a meeting held on 20 March 2026.

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

**Planning Commissioner:**

  
\_\_\_\_\_

**Mary Henchy**

**Date:**

**31<sup>st</sup> day of March 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the pattern of development in the area and the limited size and configuration of the site, it is considered that the disposition of the proposed dwelling relative to adjoining properties would result in an unsatisfactory standard of amenity for future occupants of the dwelling and of the occupants of the existing

adjoining dwelling. The proposed development would result in overdevelopment of the site, inadequate provision of good quality open space for future occupants of the proposed dwelling and would have an overbearing impact on the rear of the existing house. The proposal would be contrary to the requirements of Section 1.5.6.3 (Corner/Side Garden Sites) Section 1.5.4.6 (Private Open Space) of Volume 6 of the Kerry County Council Development Plan 2022 to 2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.