

An  
Coimisiún  
Pleanála

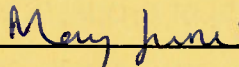
**Commission Direction**  
**CD-000774**  
**PL-500895-KY-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 22 June 2026.

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

**Planning Commissioner:**

  
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**Mary Gurrie**

**Date:** 25/06/2026

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the Kerry County Development Plan 2022-2028, in particular Section 1.5.6.1 in Volume 6, which states, inter alia, that rear extensions will only be permitted where the Planning Authority is satisfied that there will be no significant negative impacts on surrounding residential or visual amenities,

to the 'R2' zoning objective of the site which seeks to provide for residential development and protect and improve residential amenity, to SPPR 2 of the Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities (2024) which requires a minimum private open space of 50 sq.m for a 4+bed house, to the design and scale of the proposed two storey extension, to the pattern of development in the immediate vicinity of the site, and having regard to the absence of an assessment of the impact of the proposal on daylight to surrounding properties, the Commission could not be satisfied that the proposed development would not have negative overbearing impacts and result in loss of daylight to the adjoining properties to the north and south or that it would meet the requirements of Sustainable Residential Development and Compact Settlements Guidelines (2024) SPPR 2 relating to private open space. The Commission therefore could not be satisfied that the proposed development would not seriously injure the amenities of property in the vicinity or that it would provide for an adequate standard of amenity for future occupants. The proposal would therefore be contrary to the provisions of Section 1.5.6.1 Rear/Side Extensions in the Kerry County Development Plan 2022-2028 and to the R2 zoning objective of the site, would set a poor precedent for future development in the area and would be contrary to the proper planning and sustainable development of the area.

**Note:** The Commission was satisfied that the proposed development would not give rise to undue overlooking and, having regard to the pattern of development in the area, that the site may have the capacity for a two storey extension. However having regard to the depth of the proposed development along each boundary and the potential for overbearance and loss of daylight to adjoining properties the Commission decided the proposal required further consideration and evidence

based analysis which would be more appropriate to resolve through a separate consent exercise.