



An
Coimisiún
Pleanála

Commission Direction
CD-001239
PL-501472-KY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 10 September 2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning Commissioner:


MaryRose McGovern

Date:

11th day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Kerry County Development plan 2022-2028, and in particular Section 1.5.6.1 of Volume 6 (Extensions to Dwellings), and having regard to the inconsistencies noted between the details in the site notice and the site layout plan submitted, the inconsistencies noted within the drawings and plans submitted by the applicant, and the inconsistencies between the submitted drawings and the

evidence of the works undertaken on site, the Commission could not be satisfied that the development proposed to be retained and proposed for completion would not, by reason of its length, height, and by reason of its proximity to mutual boundaries, result in significant negative impacts on surrounding residential or visual amenities. The development proposed to be retained, and the development proposed for completion would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that it was not possible to adequately assess the application proposed, because of inconsistencies noted between the details in the site notice and the site layout plan submitted, further inconsistencies noted within the drawings and plans submitted, and additional inconsistencies noted between the drawings submitted by the applicant and the evidence available of the works already undertaken on site. Consequently, the Commission could not be satisfied that the development proposed to be retained and proposed for completion, would not result in significant negative impacts on surrounding residential or visual amenities.

Note 1

The Commission agreed with the Inspector that based on the information presented on file, it was not possible to determine if the development of a shed/outbuilding on site would be in compliance with the exempted development criteria, under the Planning and Development Regulations 2001 (as amended) and updated on 27th July 2026. The Commission noted and agreed with the Inspector's comment that the onus is on the applicant to ensure compliance with the relevant exemption criteria, and to seek a section 5 referral where required.

Note 2

Any future application should be accompanied by suitably detailed, scaled and dimensioned architectural drawings including, but not limited to, site boundary, existing and proposed floor plans, roof plans, contiguous elevations, cross sections showing adjacent buildings, and proposed and existing site-specific levels, in accordance with the requirements of the Planning and Development Regulations 2001, as amended. Additional 3D architectural CGI modelling would be of benefit in demonstrating the form and scale of any such proposal.