

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Kerry County

Planning Register Reference Number: 16/784

An Bord Pleanála Reference Number: PL 08.247938

APPEAL by Fiona Coffey care of Frank Curran Consulting Engineers Limited of 16 Main Street, Caherciveen, County Kerry against the decision made on the 13th day of January, 2017 by Kerry County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse served by a septic tank and percolation area at Whitefield, Beaufort, County Kerry.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The proposed development is located in an area designated as a rural area under 'Strong Urban Influence' in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and within an area designated as 'Stronger Rural Area' in the Kerry County Development Plan 2015-2021. National and local policy seeks to restrict housing in unserved rural areas to applicants who have demonstrated a need to live in such areas. It is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, would be contrary to the said Ministerial Guidelines and to the objectives of the Kerry County Development Plan 2015-2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.