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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Kerry County Council**

**Planning Register Reference Number: 18/83**

**APPEAL** by Hubert Steijns and Margot Ferwerda care of Frank Curran of 16 Main Street, Caherciveen, County Kerry against the decision made on the 29<sup>th</sup> day of March, 2018 by Kerry County Council to refuse permission to the said Hubert Steijns and Margot Ferwerda.

**Proposed Development** Erect a dwelling house served by an effluent treatment tank and polishing filter at Cloghanelinaghan, Cahersiveen, County Kerry.

**Decision**

**REFUSE permission for the above proposed development in accordance with 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**

Having regard to the location of the site within a rural area designated as a Secondary Special Amenity Area in the Kerry County Development Plan 2015-2021 and to the fact that the applicants reside in a dwelling house in their ownership on adjoining lands to the south, it is considered that a rural-generated housing need for an additional house at this location has not been identified. The proposed development, in the absence of any identified rural-generated housing need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**