



An  
Bord  
Pleanála

Board Order  
ABP-313199-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kerry County Council**

**Planning Register Reference Number: 22/13**

**APPEAL** by Tommy Lambe care of Mannix and Company of 12 Castle Street, Tralee, County Kerry against the decision made on the 9<sup>th</sup> day of March, 2022 by Kerry County Council to refuse permission for the proposed development.

**Proposed Development:** Change of use from dwelling house to holiday home for short-term letting at 11 Marian Park, Dingle, County Kerry.

### **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

It is considered that the change of use of the house from residential use to short-term letting, within an established residential area, would have an adverse impact on the existing residential amenities of the area by reason of noise and disturbance, and would give rise to additional traffic movements and parking requirements within the restricted estate roads where parking is limited. The proposed development, by itself and by the precedent it would set, would be contrary to the provisions of the Corca Dhuibhne Electoral Area Local Area Plan 2021-2027, which notes that more than one third of all dwelling units in Dingle are holiday homes or second homes and which seeks to ensure affordable housing is provided in order to retain permanent residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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Joe Boland

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

Dated this

7<sup>TH</sup>

day of

July

2023.