

An
Bord
Pleanála

Board Order ABP-315782-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kerry County Council

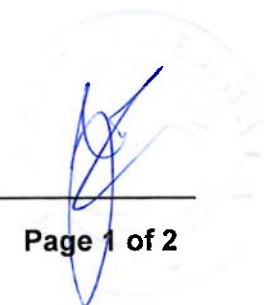
Planning Register Reference Number: 22/1183

Appeal by Sue Earnshaw care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 17th day of January, 2023 by Kerry County Council to refuse permission.

Proposed Development: Retain change of use of residential dwellinghouse to short-term rental accommodation with all associated ancillary works at Ballyaglisha, Ballyferriter, Dingle, County Kerry.

Decision

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



Reasons and Considerations

Having regard to the suitability of the property for permanent housing due to its size, layout, generous amenity areas, as well as its location within a cluster of residential development within walking distance of Ballyferriter Village, it is considered that the dwellinghouse would be suitable as a place of permanent residential occupation. In the absence of sufficient evidence to the contrary, it is considered that the proposed retention of change of use from residential to short-term holiday letting would contravene Policy 10.3.5.3 and related Objective KCDP 10-34 of Chapter 10 (Tourism and Outdoor Recreation) of the Kerry County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *7th* day of *May* 2024.