

An  
Bord  
Pleanála

## Board Order ABP-315785-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kerry County Council**

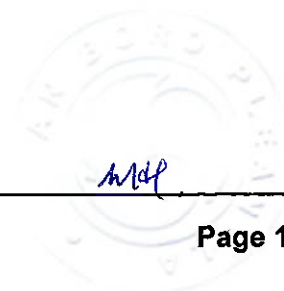
**Planning Register Reference Number: 22/1182**

**Appeal** by Aidan Harrington care of SJK Engineering and Surveying Limited of Dun Mara Schoolfield, The Spa, Tralee, County Kerry against the decision made on the 18<sup>th</sup> day of January, 2023 by Kerry County Council to refuse permission.

**Proposed Development:** Construction of a private dwellinghouse serviced with a mechanical treatment system and soil polishing filter along with all associated external works on site, all at Addergown, Ballyduff, County Kerry.

### **Decision**

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



## Reasons and Considerations

The site of the proposed development is located within an open landscape with limited screening, defined as landscape character area 'Area 4 Kerry Head and Ballyduff' in the Landscape Review as contained in Volume One of the Kerry County Development Plan 2022-2028, is of medium/high sensitivity where the key characteristics and qualities of the landscape are sensitive to change and where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the 'Building a House in Rural Kerry' Design Guidelines (2009), which Guidelines are considered to be reasonable. Having regard to the topography of the site, the relatively elevated positioning of the proposed development, together with its central siting and the extensive hard-surfaced car parking area to the front and side of the house, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, and would fail to be adequately absorbed and integrated into the landscape. The proposed development militate against the preservation of the rural environment, would set an undesirable precedent for other such prominently located development in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.



  
Mary Henchy

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

Dated this *31<sup>st</sup>* day of *January* 2024.