

An
Bord
Pleanála

Board Order ABP-321681-25

Planning and Development Acts 2000 to 2022

Planning Authority: Kerry County Council

Planning Register Reference Number: 24/316

Appeal by Maurice McCarthy care of Declan Noonan and Associates of Upper Main Street, Dingle, County Kerry against the decision made on the 19th day of December, 2024 by Kerry County Council to refuse permission.

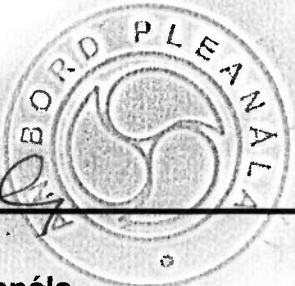
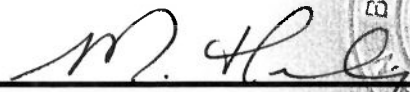
Proposed Development: Permission to retain a ground floor apartment as constructed at apartment number 1, Blasket House, Goat Street, Dingle, County Kerry.

Decision

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

Reasons and Considerations

The reconfigured apartment unit proposed for retention is considered to be substandard in relation to the provision of daylight, sunlight and aspect, having regard to the lack of external windows serving bedrooms numbers two and three. As such, the development proposed for retention is contrary to the standards as set out in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for planning authorities (December 2022) and is contrary to Policy KCDP 4-40 (Residential Densities and Building Heights) of the Kerry County Development Plan 2022-2028. The development proposed to be retained 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 16th day of April 2025.