

Planning and Development Acts 2000, as amended

Planning Authority: Kerry County Council

Planning Register Reference Number: 2560226

Appeal by Ivan O'Brien care of Brendan O'Connell and Associates of 11 Market Place, Tralee, County Kerry against the decision made on the 21st day of May, 2025 by Kerry County Council to refuse permission for the proposed development.

Proposed Development: Retention permission to retain existing dwelling on site and full planning permission to complete existing single storey dwelling on site and permission to build a private single storey extension at side of dwelling and all associated site works at Dromatoor, Ballyheigue, County Kerry.

Decision

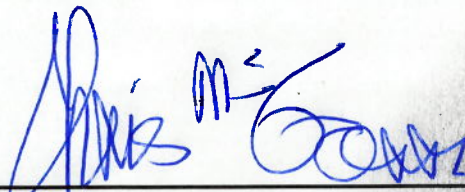
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. Objective KCDP 5-26 (Renovation and Restoration of Buildings) of the Kerry County Development Plan 2022-2028 promotes the viable re-use

of vernacular dwellings without losing their character and supports applications for the sensitive restoration of traditional dwellings as permanent places of residence. On the basis of the information submitted with the application and appeal, the Commission considered that in its current specific design form, including for example in terms of materials, roof pitch and alterations to fenestration at the original core dwelling, the development that has been carried out on site has resulted in the loss of character of the original vernacular cottage. The proposed development and the development for which retention permission has been sought, would be contrary to the provisions of objective KCDP 5-26 of the Kerry County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

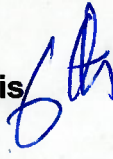
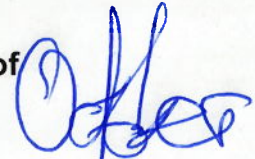
2. The proposed development and the development for which retention permission is sought, would seriously injure the visual amenities of this open and exposed site, in its current form, with particular reference to the views from the west of the structure and in the absence of clearly detailed and capable landscaping mitigation as part of the application and appeal documentation at this location. The proposed development and the development for which retention permission is sought, would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

**Planning Commissioner of An Coimisiún
Pleanála**

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

Dated this  day of  2025.

