

Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

Planning Register Reference Number: 24/373

APPEAL by Eileen Daly care of Diarmuid Twomey Planning, Engineering and Architectural Services of Annagloor, Millstreet, County Cork and by Paul Crowley care of B and J Rochford Architectural, Engineering and Planning Consultants of 19 Henry Street, Kenmare, County Kerry against the decision made on the 15th day of August, 2025 by Kerry County Council to grant subject to conditions permission for the proposed development.

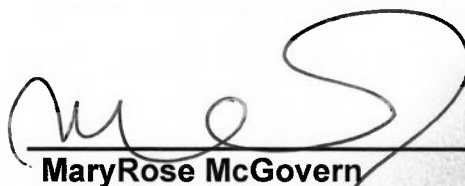
Proposed Development: Partially demolish an existing single-storey lean-to structure at the rear and to redevelop an existing former shop to a commercial unit and to extend the existing dwelling at ground floor level and to convert the existing dwelling accommodation to three apartments at ground floor, first floor and second floor levels respectively. All at 11 Main Street, Kenmare, County Kerry.

Decision

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

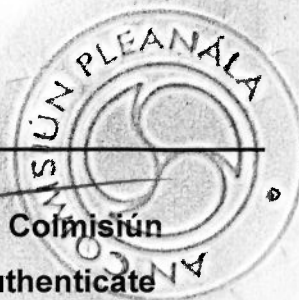
Reasons and Considerations

Having regard to the Kenmare Municipal District Local Area Plan 2024 - 2030, and in particular Objective KENMD-KE-8, which seeks, inter alia, to ensure that the refurbishment of existing properties in the town is sympathetic to existing development in the vicinity, and Objective KENMD-KE-15 which seeks, inter alia, to encourage development that is designed in a manner that is in keeping with the scale, character and pattern of the existing built fabric and urban form, and having regard to the absence of a comprehensive site layout, inadequate information available regarding the location, orientation and proposed separation distances between windows in the proposed development serving habitable rooms at upper floors, and windows in existing properties to the south-west and south-east of the site, and the absence of any details of proposed mitigation measures to ensure suitable privacy, the Commission was not satisfied that the proposed development would be in keeping with the scale, character and pattern of the locality, or that it would meet the requirements of the Sustainable Residential Development and Compact Settlements Guidelines (2024) SPPR 1 relating to separation distances. The Commission was not satisfied that the proposed development would not seriously injure the amenities of property in the vicinity by way of overlooking and loss of privacy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 9th day of January 2026.