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**Planning and Development Act 2000, as amended**

**Planning Authority: Kerry County Council**

**Planning Register Reference Number: 25/60764**

**Appeal** by Anthony Sweeney against the decision made on the 22<sup>nd</sup> day of October, 2025 by Kerry County Council to refuse permission.

**Proposed Development:** Retention permission for works as constructed to property within revised site boundaries. The works constructed consist of a domestic garage and domestic fuel storage room to the lower floor level and a domestic storage room to the upper floor level all located on the north-east of the application site and as described on the plans and particulars submitted with the application, all at Lahard, Beaufort, County Kerry.

## **Decision**

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

## Reasons and Considerations

1. Having regard to Objectives KCDP 11-78, KCDP 5-19 and KCDP 5-22 of the Kerry County Development Plan 2022-2028, the scale, massing and form of the development proposed to be retained, the open landscape of the local environment, and the elevated position of the garage/storage structure, it is considered that the development proposed to be retained would form an obtrusive feature in the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed into the landscape, would appear overly dominant in relation to the character of the existing dwelling on site, and would set an undesirable precedent for other such prominently located development in the vicinity. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that, by reason of its floor area of 137 square metres, the development proposed to be retained would significantly exceed the maximum allowable floor area for such structures, and would materially contravene Section 1.5.10.9 of Volume 6 (Development Management Standards and Guidelines) of the Kerry County Development Plan 2022-2028, which states that the cumulative area of all garages, sheds and other ancillary structures serving a rural dwellinghouse shall not exceed 70 square metres for private domestic use and storage only. The development proposed to be retained 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 *20<sup>th</sup>* day of *March* 2026.

