



An
Coimisiún
Pleanála

**Commission Order
PL-500472-KY-25**

Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

Planning Register Reference Number: 25/60037

Appeal by Timmy O'Sullivan against the decision made on the 17th day of November, 2025 by Kerry County Council to grant subject to conditions a permission to South Square Properties Limited for the proposed development.

Proposed Development: Planning permission to: (a) demolish existing annexes at the rear of the existing B&B and (b) construct extensions to the ground and first floors to the rear of the existing B&B for use as overnight accommodation, together with all associated site works, landscaping and ancillary services, all at Bridgeview Terrace, South Square, Drimna Beg, Sneem, County Kerry, as amended by the revised public notice received by the planning authority on the 21st day of October, 2025.

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 scale of proposed development and the arrangement of the proposal, relative to the subject property's neighbouring properties, it is considered that the proposed two-storey extension 1755 millimetres in front of two number first-floor windows of the adjoining habitable structure to the north-east would, by reason of its location, scale, bulk and proximity, be overbearing and would have unacceptable impacts on the residential amenities of the adjoining property to the north-east, by reason of visual obtrusion and access to daylight and sunlight. It is further considered that the proposed two-storey extension, by reason of its height, proximity and location forward of the building line of the bungalow to the south-east, would seriously injure the residential amenities of the bungalow to the south-east of the subject property, by reason of overbearing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area



Mary Rose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 27th day of April 2026

