



Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

Planning Register Reference Number: 25/60962

APPEAL by John O'Connell against the decision made on the 16th day of December 2025, by Kerry County Council to refuse permission for the proposed development.

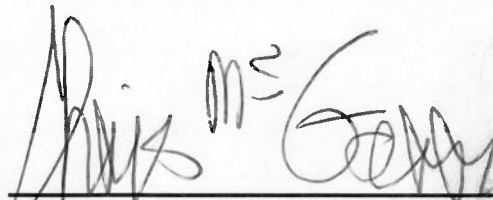
Proposed Development: Construction of a private two storey dwelling with connection to main sewer, new entrance and all associated site works at 38a Cois Li, Ballyvelly, Tralee, County Kerry.

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 pattern of development in the area and the limited size and configuration of the site, it is considered that the disposition of the proposed dwelling relative to adjoining properties would result in an unsatisfactory standard of amenity for future occupants of the dwelling and of the occupants of the existing adjoining dwelling. The proposed development would result in overdevelopment of the site, inadequate provision of good quality open space for future occupants of the proposed dwelling and would have an overbearing impact on the rear of the existing house. The proposal would be contrary to the requirements of Section 1.5.6.3 (Corner/Side Garden Sites) and Section 1.5.4.6 (Private Open Space) of Volume 6 of the Kerry County Council Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

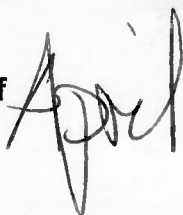


Chris McGarry

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this  day of  2026.

