

Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

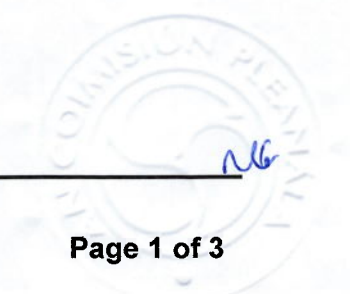
Planning Register Reference Number: 25/61134

APPEAL by Dermot Daly and by Others against the decision made on the 6th day of February, 2026 by Kerry County Council to grant subject to conditions permission for the proposed development.

Proposed Development: Demolish extension to rear of existing house/bed and breakfast and extend, renovate and make elevational changes and to maintain existing part-residential and part bed and breakfast use, erect new signage and ancillary services and areas, all at Curlew's Nest Bed and Breakfast, Number 8 York Terrace, Lewis Road, Killarney, 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 Kerry County Development Plan 2022 - 2028, in particular Section 1.5.6.1 in Volume 6, which states, inter alia, that rear extensions will only be permitted where the planning authority is satisfied that there will be no significant negative impacts on surrounding residential or visual amenities, to the 'R2' zoning objective of the site which seeks to provide for residential development and protect and improve residential amenity, to SPPR 2 of the Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities (2024) which requires a minimum private open space of 50 square metres for a four plus bed house, to the design and scale of the proposed two-storey extension, to the pattern of development in the immediate vicinity of the site, and having regard to the absence of an assessment of the impact of the proposed development on daylight to surrounding properties, the Commission could not be satisfied that the proposed development would not have negative overbearing impacts and result in loss of daylight to the adjoining properties to the north and south, or that it would meet the requirements of SPPR 2 of the Sustainable Residential Development and Compact Settlements Guidelines (2024) relating to private open space.

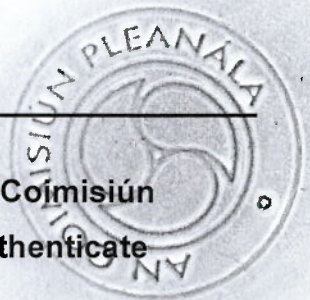
The Commission, therefore, could not be satisfied that the proposed development would not seriously injure the amenities of property in the vicinity or that it would provide for an adequate standard of amenity for future occupants. The proposed development would, therefore, be contrary to the provisions of Section 1.5.6.1 Rear/Side Extensions, as set out in the Kerry County Development Plan 2022 - 2028 and to the 'R2' zoning objective of the site, would set a poor precedent for future development in the area and would be contrary to the proper planning and sustainable development of the area.

Mary Gurrle

Mary Gurrle

Planning Commissioner of An Coimisiún

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



Dated this *26* day of *June* 2026.