

An
Bord
Pleanála

Board Order ABP-321958-25

Planning and Development Acts 2000 to 2022

Planning Authority: Kerry County Council

Planning Register Reference Number: 24/60706

Appeal by Thomas O'Brien care of James Kealy of Carlow Gateway Business Centre, Athy Road, Carlow against the decision made on the 31st day of January, 2025 by Kerry County Council to refuse permission for the proposed development.

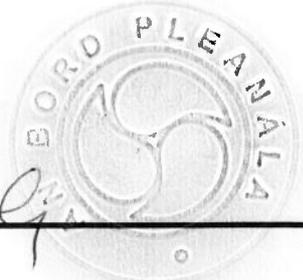
Proposed Development: Retention permission to retain a standalone building to the rear of existing dwelling partially used as a domestic shed incorporating home office and storage area, and partially used as a plant room in conjunction with existing dwelling. Permission for alterations for changes to rear elevation, and all associated site works at Site 1, An Eacharas, Moynsha, Abbeyfeale, County Kerry.

Decision

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

Reasons and Considerations

Having regard to (a) the Development Management Standards and Guidelines of the Kerry County Development Plan 2022-2028, (Volume 6) and to the strategic objective of these standards which states that new development proposals are required to comply with the standards, and to 'Section 1.5.10.9 sheds/garages/ancillary structures' which states the following: "Notwithstanding those developments listed under Class 3, Schedule 2, Part 1 (Planning and Development Regulations 2001, as amended), the cumulative area of all structures shall not exceed 70 square metres for private domestic use and storage only"; (b) the size and scale of the domestic building to be retained which exceeds the 70 square metres size limit referred to in the standards, and (c) the design and internal layout of the domestic shed which is more akin to a residential structure than a shed, it is considered that the proposed development represents excessive and haphazard over development of this residential site and would seriously injure the amenities of the area and of property in the vicinity and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this *9th* day of *Feb* 2025.