



Board Direction

Ref: 09.242624

The submissions on this and the Inspector's report together with the submission and Inspectors report on the concurrent appeal relating to this site (Appeal No. 09.242552) were considered at a Board meeting held on 6th, March 2014.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

REASONS AND CONSIDERATIONS

1. Having regard to section 17.5.3 Ballymore Eustace Village Plan of the Kildare County Development Plan 2011-2017 where it is stated Ballymore Eustace has a unique character derived from the traditional building form and streetscape, and it is important that the scale and form of new developments in the village respect the historic streetscape, it is considered that the design of the proposed development incorporating excessive roof ridge height, narrow house frontages creating a vertical emphasis and the façade to roof proportion would be out of character with the pattern of development in the town which is characterised by predominantly wide frontage buildings. Accordingly, it is considered that the proposed development would be characterised by an unsympathetic design and architectural articulation that would be out of character with the historic streetscape and would fail to provide for an adequate replacement of the required architectural quality to compensate for the loss of the building (included on the National Inventory of Architectural Heritage) previously on the site that was recently demolished without the benefit of planning permission. Therefore, it is considered that the proposed development would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development provides for a poor quality layout incorporating a poorly located and excessively car dominated area of public open space of limited potential in terms of recreational use. The proposed development would, therefore, provide a poor quality living environment for future residents of the proposed dwellings and would, therefore, seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 12th, March 2014
Paddy Keogh