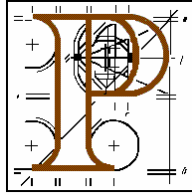


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Naas Town

Planning Register Reference Number: 10/500016

An Bord Pleanála Reference Number: PL 73.236984

APPEAL by John and Mairead O'Sullivan of 25 Ashgrove Park, Naas, County Kildare against the decision made on the 1st day of June, 2010 by Naas Town Council to grant subject to conditions a permission to Ide Kelly and David Glennon care of M. D. Gilligan and Associates of Belgrave Building, Unit W4-D1, Ladytown Business Park, Naas, County Kildare in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of modification to previously permitted development granted under planning register reference number 08/500156 as follows: (i) extension (bedroom) over existing garage to the side of dwelling, conversion of same garage to a study, construction of a single storey extension (extend kitchen) to the rear of same dwelling; (ii) two number roof lights to single storey extension to rear; and (iii) widening of existing driveway and cobble locking, and associated site work at 23 Ashgrove Park, Naas, County Kildare.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the development proposed for retention, to the relatively minor nature of the amendments from that formerly permitted by the planning authority at the application site under planning register reference number 08/500156, to the nature and character of this particular suburban area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity and would accord with the land use zoning objective for the area “To protect and improve existing residential amenity; to provide for appropriate infill residential development, to provide for new and improved ancillary services and to enhance the amenity of developed residential communities”.

CONDITIONS

1. The development shall be carried out and retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The development shall not impair existing land or road drainage.

Reason: To prevent interference with existing land or road drainage in the interest of proper planning.

3. The dwelling and extensions shall be jointly occupied as a single housing unit and shall not be sold, let or otherwise transferred or conveyed save as part of the dwelling.

Reason: In the interest of residential amenity and the proper planning and development of the area.

4. The attic space shall be used for storage purposes only and shall not be used for habitable use.

Reason: In the interest of public health.

5. All surface water, rainwater and storm water from the development shall be collected on site and disposed of to the on-site surface water system in accordance with the detailed requirements of the planning authority.

Reason: In the interest of sustainable drainage of the catchment.

6. All foul waters and wastewaters from the development shall be collected on site and disposed of to the public foul sewer.

Reason: In the interest of public health and of pollution control.

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

Dated this day of 2010.