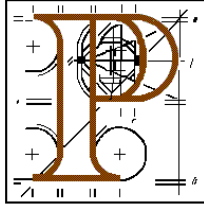


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Kildare County

Planning Register Reference Number: 14/614

An Bord Pleanála Reference Number: PL 09.244527

APPEAL by Frank Devitt of 516 Newtown Road, Maynooth, County Kildare against the decision made on the 3rd day of February, 2015 by Kildare County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of conversion of existing garage/fuel store for domestic use to hobby room/studio with part mezzanine floor for domestic use at 516 Newtown Road, Maynooth, 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 condition 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 planning history of the site, to the pattern of the development in the area and to the minor nature of the works to be retained, it is considered that, subject to compliance with the condition set out below, the development proposed to be retained would be in accordance with the proper planning and sustainable development in the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development to be retained would not, due to the nature of the orientation of the rooflight and ground floor fenestration, give rise to undue overlooking and would not seriously injure the amenities of the neighbouring properties. Furthermore, the Board considered that the conversion of the existing permitted storage shed into a domestic use incidental to the main dwelling would not create a negative precedent.

CONDITION

1. The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

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

Dated this day of 2015.