

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Kildare County**

**Planning Register Reference Number: 15/414**

An Bord Pleanála Reference Number: PL 09.245831

**APPEAL** by John and Maree Byrne care of Kilgallen and Partners of Kylekiproe, Well Road, Portlaoise, County Laois against the decision made on the 6<sup>th</sup> day of November, 2015 by Kildare County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** The erection of a domestic garage (143 square metres) and all ancillary site works at Wattle Grove, Castlekeely, Carragh, 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 existing mature screening along the site boundaries and the detailed submissions on file that the storage shed is to be used solely for domestic purposes and that screening vegetation will be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 14<sup>th</sup> day of October, 2015, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The dimensions of the proposed garage shall be as indicated on the drawings received by the planning authority on the 14<sup>th</sup> day of October, 2015.

**Reason:** In the interest of clarity.

3. (a) The proposed domestic storage shed shall be used solely for domestic storage purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for habitable purposes or for the carrying out of any trade or business.
- (b) The proposed domestic storage shed shall not be separated or sub-divided from the site or property of the existing house, either by sale or letting or otherwise.

**Reason:** In the interest of residential amenity and to ensure that the development is in accordance with the permission, and that effective control is maintained.

4. The existing mature hedgerow along the site boundaries shall be maintained and renewed as necessary.

**Reason:** In the interest of visual amenity.

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

**Dated this            day of            2016.**