



Planning and Development Acts 2000 to 2019

Planning Authority: Kildare County Council

Planning Register Reference Number: 19/537

APPEAL by Aine and Liam O'Dwyer of 2A Temple Mills, Celbridge, County Kildare against the decision made on the 22nd day of January, 2020 by Kildare County Council to refuse permission.

Proposed Development: A first-floor extension to the rear of a mid-terrace dwelling over existing rooms below and all associated site works at 2A Temple Mills, Celbridge, County Kildare.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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 scale and siting of the proposed first floor extension, relative to adjoining residential properties to the north and south, and to the inclusion of two first floor windows on the southern elevation, it is considered that the proposed development would seriously injure the residential amenities of the area and the amenities of property in the vicinity, by reason of its overbearing nature, overshadowing of the adjoining dwelling to the north and overlooking of the private open space relating to the adjoining dwelling to the south, and would contravene the relevant provisions relating to extensions to dwellings as set out in section 17.4.8 of the Kildare County Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.