



An
Bord
Pleanála

Board Direction
PL09.247617

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 7th 2017.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the provisions of the Kildare County Development Plan 2017-2023, and the nature of the proposed development to be retained the Board considered that the extension constitutes a separate dwelling unit and a substandard form of development which fails to meet standards in relation to private amenity open space and parking and would therefore constitute a substandard form of development.

Furthermore, the development would also give rise to an undesirable precedent and would therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board accepted the view of the planning authority and considered that the proposed development to be retained was not in accordance with Local or National planning policies and therefore would be contrary to the proper planning and sustainable development of the area.

Board

Date:07.03.17

Member

Paul Hyde