



An
Bord
Pleanála

Board Direction
BD-005181-20
ABP-305761-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/02/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is considered that the proposed change of house type to a two-storey house, by reason of its location, scale, and height, would be visually obtrusive, incongruous and excessively prominent in this relatively flat and open rural area which is characterised by single storey dwellings, and would set a precedent for large scale one-off residential developments. As such the proposed development would injure the visual amenities of the area, would be contrary to the design principles contained in Chapter 16 of the Kildare County Development Plan 2017 – 2023 and policy RH9(i), which seeks to ensure that the design of a dwelling takes into account its physical surroundings and character of the area. The proposed house would, therefore, be contrary to the proper planning and sustainable development of the area.

Date: 18/02/2020

Board Member

Terry Ó Niadh

