



An
Bord
Pleanála

Board Direction
BD-006217-20
ABP-306676-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/08/2020.

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

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.

Note: the Board noted the commentary of the Inspector regarding the quality of proposed internal space. However as this was considered a new issue within the context of the appeal, and having regard to the fundamental reason for refusal set out above, it was decided not to pursue this matter further in the current appeal.

Board Member

Date: 06/08/2020

Chris McGarry