



An
Bord
Pleanála

Board Direction
BD-007283-21
ABP-307858-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/01/2021.

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

Reasons and Considerations

1. The dwelling proposed to be retained fails to meet the minimum standards for one-bedroom dwellings stipulated in the Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities issued by the Department of the Environment, Heritage and Local Government in 2007 and in the Kildare County Development Plan 2017-2023. As such, the development proposed to be retained constitutes a substandard form of residential development, is contrary to Policy SR1 and Objective SRO1 of the Kildare County Development Plan 2017-2023, would set an undesirable precedent for similar forms of substandard development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The development proposed to be retained, by reason of the restricted nature of the site, the limited separation distances to site boundaries, the constrained options for positioning the dwelling within the site, and its siting adjacent to the private amenity space of adjacent properties, is not an appropriate form of infill residential development. The development proposed to be retained would be contrary to Zoning Objective 'B: Existing/ Permitted Residential' of the Kilcock Local Area Plan 2015-2021, to Objective SRO2 of the Kildare County Development Plan 2017-2023, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14/01/2021

Paul Hyde