



An
Bord
Pleanála

Board Direction
BD-007381-21
ABP-308281-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2021.

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

Reasons and Considerations

Having regard to the design and layout of the development, the existing building on site and the pattern of development within the area, it is considered that the development for which retention permission is sought does not adversely impact on the residential amenities of neighbouring properties by reason of overlooking or overshadowing. The development to be retained is considered to be in accordance with the underlying land use zoning objective pertaining to the site and with the policies and objectives of the current Kildare County Development Plan in relation to extensions and alterations. The retention of the development, therefore, would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application on the 22nd day of July 2020, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning

authority and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

3. The converted attic space shall be used for storage purposes only and shall not be used for human habitation, or any other purpose without the benefit of planning permission.

Reason: In order to safeguard the amenities of property in the vicinity and in the interest of proper planning and sustainable development.

4. The second-floor attic box dormer windows on the southern (rear) elevation shall be fitted with opaque glazing.

Reason: To minimise overlooking of adjoining residential property.

Board Member

Date: 21/01/2021

Dave Walsh