



An  
Bord  
Pleanála

**Board Direction**  
**BD-007324-21**  
**ABP-308521-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/01/2021.

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

### **Reasons and Considerations**

Having regard to the limited size of the site and to the scale and layout of the development proposed to be retained, it is considered that the development proposed to be retained would result in an unsatisfactory standard of residential amenity for future and existing occupants of the house, result in overdevelopment of the site by reason of inadequate quality of remaining private open space, and would be contrary to Section 17.4.8 of the Kildare County Development Plan 2017-2023 regarding Extension to Dwellings. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 18/01/2021

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John Connolly