



An
Bord
Pleanála

Board Direction
BD-009829-22
ABP-309190-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2022.

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

Reasons and Considerations

1. Having regard to the scale, siting and massing of the proposed development and specifically the proposed two storey extension at the southern end of the existing house, to the scale of this development relative to the existing buildings on the site and to the protected structure status of these buildings, it is considered that the proposed development would visually dominate the existing protected structure on the site, would further elongate the north-south axis of the structure and would as a result detract from the original courtyard form of development on the site and would have a significant negative impact on the character and setting of a protected structure. The proposed development would therefore be contrary to Policies PS2 and PS3 of the Kildare County Development Plan, 2017-2023 relating to the prevention of inappropriate development that would adversely affect the character of a protected structure and that works to protected structures will not obscure views of principal elevations of protected structures and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located on the site of a protected structure at a visually prominent and sensitive location on the canal with a zoning of Objective M 'Future Park / Greenbelt' under the provisions of the Naas Town Plan, 2011-2017 (as extended) and where the stated objective is '*to protect the setting, character and environmental quality of areas of high natural beauty and safeguard their environmental and ecological amenities.*' The design, scale and siting of the proposed development would be such as to result in a visually prominent and obtrusive form of development on a visually sensitive site that would have a negative impact on the character and setting of the Objective M zoning in the vicinity of the site such that the proposed development would contravene the land use zoning objective for the site and be contrary to the proper planning and sustainable development of the area.

Board Member



Maria FitzGerald

Date: 21/01/2022