



An
Bord
Pleanála

Board Direction
BD-013037-23
ABP-313114-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2023.

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 Kildare County Development Plan 2023-2029,
- Policy AH P9 to promote the protection, retention, appreciation and appropriate revitalisation of the built vernacular heritage of the county including through objectives AH 058, 059, 060 and 063,
- Objective BI 026 concerning the removal of hedgerows to facilitate development,
- development management standards set out in the Development Plan for residential developments including 15.4.12 regarding extensions to dwellings as well as the Rural House Design Guide set out in Appendix 4,
- the scale of the proposed development together with the built and natural attributes of the site, which include a vernacular cottage in a sylvan setting,

it is considered that, by reason of their lack of sympathetic design, scale, bulk, modulation, positioning through to the comprehensive erosion of the site's indigenous hedgerows and trees as part of the boundary treatment, as well as the lack of any sympathetic compensatory landscaping, the proposed alterations and extensions represented overdevelopment that would seriously injure the residential

amenities and setting of this vernacular property and would seriously injure the visual amenities of the area by way of the significant loss of built and natural heritage character. It is also considered that, by reason of its design, layout, scale, height, massing and positioning, the proposed development would seriously detract from the built heritage character of a vernacular building in a manner that would be contrary to the provisions set out in the policies of the development plan that seek to protect such structures. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member Eamonn James Kelly **Date:** 26/07/2023
Eamonn James Kelly