

An
Bord
Pleanála

Board Direction
BD-014286-23
ABP-314464-22

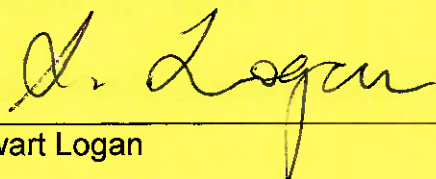
The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

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 use of the structure as residential accommodation for which retention permission is sought would result in the provision of a substandard residential unit with bedroom windows situated 0.9-1.6 metres from 2 metre high boundary walls, failing to provide an appropriate degree of natural daylight or any quality view from those rooms and would thereby be seriously injurious to the residential amenities of future residents of the dwelling unit. Development would contravene materially condition No. 5 of planning permission Ref. 20/623 on the site which requires the domestic shed to be used for purposes ancillary to the main dwelling. Development would thereby be contrary to the proper planning and sustainable development of the area.
2. The structure for which retention permission is sought is considered excessive in scale and form by reference to the physical form of the domestic shed permitted under planning permission Ref. 20/623. The structure would be serious injurious to the amenities of the area and contrary to the Development Management Standards of the Kildare County Development Plan 2023-29 for domestic garages. Development would thereby be contrary to the proper planning and sustainable development of the area.

Board Member



Stewart Logan

Date: 27/10/2023