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**Board Direction**  
**BD-014248-23**  
**ABP-314779-22**

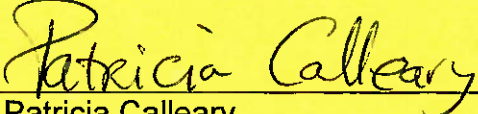
The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

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

#### **Reasons and Considerations**

While the Board was satisfied that the principle of an in-fill site was supported by policy as expressed through Policy HO P6 and Section 15.6.7 of the Kildare County Development Plan 2022-2028 and was also satisfied that the site could accommodate a dwellinghouse, having regard to the pattern of development in the immediate area comprising semi-detached and terraced houses either side of the proposed in-fill site, it is considered that the design response presented as a single detached house and the recessed positioning of the proposed dwelling house relative to the two semi-detached houses to its east, would be a discordant design response which would in turn be injurious to the visual character and architectural coherence of the area and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Patricia Calleary

**Date:** 23/10/2023