



An  
Bord  
Pleanála

**Board Direction**  
**BD-012528-23**  
**ABP-315852-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2023.

The Board decided to refuse permission for the following reasons and considerations:

#### **Reasons and Considerations**

The Board considered that the proposed extension by reason of its form, scale and mass, breaking the established building line in the area, would be contrary to section 15.4.12 of the Kildare County Development Plan 2023-2029.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development was not sufficiently sensitive to the appearance and character of the house and the local area and did not have regard to the form of the existing dwelling and to adjoining properties. The proposed development was therefore considered to be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Brophy

**Date:** 22/06/2023