



An
Bord
Pleanála

Board Direction
BD-014322-23
ABP-317357-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

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

Reasons and Considerations

1. Having regard to the scale of the development and to Section 15.4.14 of the Kildare County Development Plan 2023-2029, which describes a family flat as a temporary subdivision or extension of an existing dwelling unit to accommodate an immediate family member, it is considered that the structure at a distance of c.20m from the main dwelling, and the proposed c20m glazed link, fails to address the "temporary" nature of such arrangements and future re-integration into the main dwelling when no longer required, and furthermore the proposed glazed link would have a significant impact on the rear amenity open space and visual amenity. To permit the proposed development would be contrary to the provisions of Section 15.4.14 of the Kildare County Plan 2023-2029. The retention of the development would set an undesirable precedent for similar types of development and would seriously injure the residential amenities of properties in the vicinity and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Cregg

Date: 27/10/2023