

An
Bord
Pleanála

Board Direction
BD-017882-24
ABP-319552-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/10/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

AMEND condition number 2 as follows:

2. The development shall be revised as follows and the applicant shall submit revised drawings, including detail of the proposed finishes which shall be in keeping with the existing dwelling, for the written approval of the Planning Authority, within 3 months of this grant of this permission:

(a) The proposed door shall be omitted from development and replaced with a window.

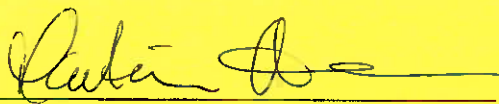
(b) The glazed guarding to the front of the dormer shall be omitted from the development.

Reason: In the interest of visual amenity and proper planning of the area.

Reasons and Considerations

Having regard to the nature and limited scale of the development it is considered that, subject to the amended condition as set out, the proposed development would not adversely impact the residential amenities of adjoining properties, would be compatible with the design, form and character of properties in the vicinity, would be consistent with the provisions of the Kildare County Development Plan 2023-2029 including Section 15.4.12 which relates to alterations to existing dwellings, and would otherwise be in accordance with the proper planning and sustainable development of the area.

The Board did not agree with the Inspector that the proposed door and glazed guarding to the front of the dormer were warranted, given the proposed use of the dormer extension as a bedroom and the potential for overlooking of the private amenity space of the adjacent residential dwellings. The Board therefore considered it appropriate to omit these elements from the proposed development by amending condition number 2.

Board Member:  Date: 16/10/2024
Martina Hennessy