

An
Bord
Pleanála

Board Direction
BD-018376-24
ABP-320103-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/12/2024.

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 that the planning authority be directed, as follows:

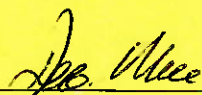
Remove condition number 2.

Reasons and Considerations

Having regard to the design, layout and scale of the proposed development, which comprises the construction of a single storey side/rear extension, and to the variations in design, layout and scale of dwellings in the immediate locality, it is considered that the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to retain the condition, the Board was not satisfied that the increased ridgeline as proposed would adversely distort the scale or mass of the dwelling, or have an overbearing impact on neighbouring properties, as contemplated in section 15.4.12 (Extensions to Dwellings) of the Kildare County Development Plan 2023-2029

Board Member:


Declan Moore

Date: 05/12/2024