

The submissions on this file and the Inspector's Report were considered at a meeting held on 13/06/2025.

The Commission decided to REFUSE permission based on the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Having regard to the scale and massing of the proposed development relative to the scale of the existing dwelling on the subject site, which is proposed for demolition, as well as the nature and scale of other dwellings on adjacent sites in the vicinity, and having regard to the location of the subject site within the River Liffey Landscape Character Area (Kildare County Development Plan, 2023-2029) on lands designated as Class 4 'Special' sensitivity landscape that have a *'low capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape having regard to special sensitivity factors'*, where it is an objective to protect and enhance the visual amenity and natural character of the area, it is considered that the proposed development by reason of its bulk, scale and massing would appear visually incongruous in this sensitive landscape area, would seriously injure the visual and rural amenities of the area and would set a precedent for out-of-scale replacement dwellings in the rural area. Furthermore, it is considered that the proposed demolition of a large detached rural dwelling and its replacement with a substantially larger structure

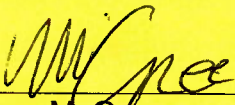
would be contrary to the planning authority's Rural House Design Guide, as set out at Appendix 4 of the Kildare County Development Plan 2023-2029, which promotes the re-use, adaptation or extension of rural structures, where possible, as an alternative to their demolition and replacement. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to grant permission as recommended by the Inspector, the Commission considered that the design of the proposed development did not have sufficient regard to the 'Special' sensitivity landscape context of the proposed site. The Commission further considered that the proposed development would be out of scale and character with adjacent residential properties in this rural area and that the applicant failed to adequately justify the complete demolition of a substantial detached residential property and its replacement with a significantly larger structure as opposed to the sensitive adaptation or extension of the existing dwelling in accordance with the policy of the planning authority as set out in the Kildare County Development Plan 2023-2029 Rural House Design Guide.

Planning

Commissioner:

Date: 25/06/2025



Liam McGree