

An
Coimisiún
Pleanála

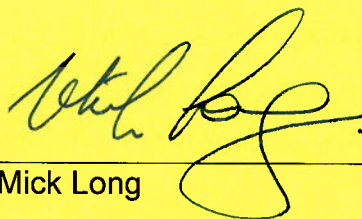
Direction
CD-020387-25
ABP-322361-25

The submissions on this file and the Inspector's report were considered at a meeting held on 31/07/2025.

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

Planning

Commissioner:


Mick Long

Date: 31/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the restricted size and configuration of the site, the limited site access and servicing arrangements through a narrow passageway, its relationship with neighbouring properties, the positioning of the dwelling proposed for retention to the rear of an existing dwelling house, it is considered that the proposed development would constitute haphazard and disjointed development, and would seriously injure the residential amenity of the adjoining dwelling house and would not comply with Section 3.8 Protecting Existing Residential Amenity and HO O6 of the Kildare County Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proposed alterations to the front boundary of the existing house to accommodate the car-parking requirement for the dwelling to be retained, it is considered that the proposed development would constitute haphazard and disjointed development, would seriously injure the residential amenity of the adjoining dwelling house and would pose a risk to traffic and pedestrian safety. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted the Inspector's comments that the plans and particulars submitted with this retention application may not accord with the previously approved applications and the queries relating to the planning status of the structures on site but given the substantive nature of the reasons for refusal did not raise the matter further.