



An
Coimisiún
Pleanála

Commission Direction
CD-000690
PL-500983-KE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 10 June 2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning Commissioner:

Patricia Calleary

Patricia Calleary

Date:

10th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development, by reason of its chosen design response, including its excessive mass, scale, bulk and proportions, would be visually intrusive and incompatible with the established rural character of the area and would not comply with the design principles of the Rural Design Guide, Appendix 4 of the Kildare County Development Plan 2023-2029, in particular Section 8 which refers to

Extensions and Section 5 Architectural Elements. The proposed extension and alterations is therefore considered to contravene Objective HO O6, as well as the principles set out in Section 15.4.12 and Appendix 4 (Rural House Design Guide) of the Kildare County Development Plan 2023–2029. If permitted, the development would set an undesirable precedent for similar inappropriate forms of development in Kildare and would be contrary to the proper planning and sustainable development of the area.

In disagreeing with the inspector's findings, while the Commission noted and agreed with the inspector that Objective HO O48 encourages the appropriate re-use and adaptation of the existing rural residential building stock as a sustainable alternative to new build, the Commission did not find that the chosen design respects a sustainable or appropriate architectural design response by reason of its excessive mass, scale and bulk and poor proportions (including the excessive mass and bulk of the primary roof and the two storey roof extension). Accordingly the Commission concluded that the presented design would not meet the principles set out in Section 15.4.12 and Appendix 4 (Rural House Design Guide) of the Kildare County Development Plan 2023–2029.