



An
Bord
Pleanála

Board Direction
09.RL3560

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2 November, 2017.

The Board decided, as set out in the following Order, that

Board Order as follows:-

WHEREAS a question has arisen as to whether alterations to the side and rear of a detached dwelling house at 17 Woodlands, Maynooth, Co. Kildare, is or is not development or is or is not exempted development.

AND WHEREAS Christina Gormley , care of RH Building Consultants of Five Roads, Skyrne, Tara, County Meath requested a declaration on the question from Kildare County Council and no declaration issued by the planning authority;

AND WHEREAS Christina Gormley referred the question for decision to An Bord Pleanála, on the 15th day of March, 2017.

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to:

- (a) Section 2 (1) of the Planning and Development Act,2000, as amended,
- (b) Section 3 (1) of the Planning and Development Act,2000, as amended,
- (c) Section 4 (1)(h) of the Planning and Development Act,2000, as amended,

- (d) The nature of the works, and
- (e) The pattern of development in the area;

AND WHEREAS An Bord Pleanála has concluded that:

- (a) The works carried out, which include alterations to the rear and side elevations of the dwelling-house, constitute works and are therefore development;
- (b) The development carried out consists of works which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by Section 5 (3)(b) of the Planning and Development Act, 2000, as amended, hereby decides that the alterations to the side and rear of a detached dwelling-house at 17 Woodlands, Maynooth, County Kildare are development and are exempted development.

Board Member

Date: 02.11.2017

Terry Prendergast

Note: The Board considered that the referral should be considered under Section 4 (1)(h) of the Planning and Development Act,2000, as amended.