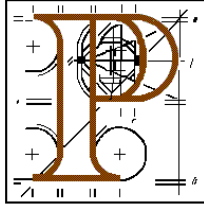


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kildare County

Planning Register Reference Number: 15/373

An Bord Pleanála Reference Number: PL 09.245543

APPEAL by Robert Turley and Louise O'Brien of 1 Trident House, Dublin Road, Naas, County Kildare against the decision made on the 31st day of August, 2015 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: A storey and a half dwelling, new entrance and all ancillary site works at Sherlockstown Road, Sallins, County Kildare.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Having regard to the location of the subject site within the garden and attendant grounds of an historic structure and recorded national monument, which are an important part of its character, and given its prominent corner location, it is considered that the proposed development, by reason of its inappropriate design would be visually obtrusive and have a detrimental impact on the historic building and recorded national monument and its setting and be out of character with the area. The proposed development would be contrary to the stated policy of the planning authority, as set out in the current Development Plan for the area in relation to infill development and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would provide for a setback distance from the public road significantly below that required in order to comply with site development standards, as set out in Section 19.6.2 of the Kildare County Council Development Plan. Having regard to the established character and pattern of development in the vicinity of the site, it is considered that the proposed setback distance from the public road is inadequate at this location. Accordingly, it is considered that the proposed layout would result in a substandard form of development and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.