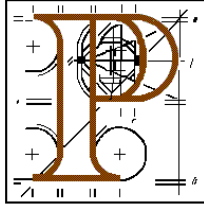


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kildare County

Planning Register Reference Number: 15/671

An Bord Pleanála Reference Number: PL 09.245673

APPEAL by Rosemarie Hayden care of Derek Whyte of Great Connell, Newbridge, County Kildare against the decision made on the 28th day of September, 2015 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: Change of house type previously permitted under planning register reference number 14/481 to proposed dormer house with one and half storey element to the rear, single storey domestic garage, secondary effluent treatment system, recessed entrance and all associated site works, all at Hodgestown, Donadea, 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

It is the policy of the planning authority, as set out under Policy RH 5 in the Kildare County Development Plan 2011-2017, that development shall have regard to Chapter 16, Rural Design Guidelines. It is considered that the proposed house type would be 'suburban' in character, would be of excessive mass, scale and bulk for the site in which it is to be located and would, therefore, be contrary to the design principles provided for within the Guidelines. The proposed development would set an undesirable precedent for inappropriately designed housing in the open countryside, would seriously injure the visual amenity of the area 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.