

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kildare County

Planning Register Reference Number: 15/757

An Bord Pleanála Reference Number: PL 09.246031

APPEAL by Matthew Johnson care of Conor Furey and Associates Limited of Olde World Cottage, Rathasker Road, Naas, County Kildare against the decision made on the 10th day of December, 2015 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a two-storey extension to the rear of an existing premises to include: (a) change of use from commercial to residential, (b) modification of existing fenestration facing onto New Row, Naas, (c) modifications to the existing internal arrangement of the building and (d) extension to the rear to provide two number additional bedrooms and kitchen and all associated site works and services at 6 New Row, Naas, County Kildare. Planning permission was previously granted to provide access to the rear of this property under Naas Urban District Council, planning reference 2108 dated 1987.

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

The proposed development would seriously injure the residential amenities of the adjoining property to the west by way of overshadowing and visual obtrusion, due to its bulk and scale. The proposed development 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.