

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Kildare County**

**Planning Register Reference Number: 16/302**

An Bord Pleanála Reference Number: PL 09.246727

**APPEAL** by Orla Travers care of Brian Connolly Associates of The Studio, Wood's Way, Clane, County Kildare against the decision made on the 18<sup>th</sup> day of May, 2016 by Kildare County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Change of house from bungalow to two-storey and change of garage type, in lieu of that previously granted under planning register reference number 15/679, and all ancillary site works at Curryhills, Prosperous, 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 considered that the proposed two-storey house would be visually obtrusive at this location, would appear overly dominant on the immediate landscape having regard to the contours of the surrounding landscape, and would, therefore, seriously injure the visual amenity of this rural area and would set an undesirable precedent for similar development which would be contrary to the provisions of the Kildare County Development Plan 2011-2017, in particular Policy RH5 which seeks to ensure dwellings integrate appropriately with the surrounding landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2016.**