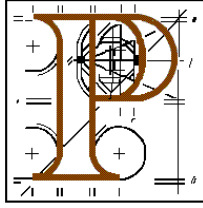


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kildare County

Planning Register Reference Number: 16/313

An Bord Pleanála Reference Number: PL 09.246762

APPEAL by Gina McCarthy care of Conor Furey and Associates Limited of Olde World Cottage, Rathasker Road, Naas, County Kildare against the decision made on the 24th day of May, 2016 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of a converted garage and permission for the construction of an extension and conversion to a studio apartment at 2A Saint David's Terrace, Naas, 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

Having regard to the limited size and design of the apartment unit to be retained and extended and to the pattern of development in the area with no provision made for private amenity space or off-street parking, it is considered that the proposed development would fail to provide an acceptable standard of residential amenity for future occupants and would seriously injure the residential amenities of adjoining property by reason of overlooking and loss of privacy. The development proposed for retention and the proposed development would contravene the zoning objective for the area as set out in the current development plan for the area which seeks to protect and improve existing residential amenity, would be contrary to the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in December, 2015 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.