

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kildare County

Planning Register Reference Number: 16/627

An Bord Pleanála Reference Number: PL 09.247219

APPEAL by Des and Elisha Connolly care of Jim Brogan of Unit B1, Laurel Lodge Business Centre, Laurel Lodge, Castleknock, Dublin against the decision made on the 9th day of August, 2016 by Kildare County Council in relation to an application for permission for development comprising changes to the existing dwelling on both floor levels, internally to the layout and externally with the re-location of the existing windows and hall door. The development will also consist of a proposed two storey extension to the side of the existing dwelling, a bay across the front of the dwelling on the ground floor and a single storey extension to the rear of the dwelling. The development will incorporate the following: on the ground floor a new television room, new hallway, new kitchen area, new dining area, change of layout to the existing ground floor to include a utility room, a wc, a cloakroom, a boiler room and extended front room; on the first floor extending the existing bathroom, two bedrooms and landing, two new bedrooms, new en-suite and new walk in wardrobe. The development will also include for a proposed new vehicle entrance towards the rear of the site onto the existing roadway and a new shed in the rear garden, all together with associated site works at 205 Glendale, Leixlip, County Kildare in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for changes to the existing dwelling on both floor levels, internally to the layout and externally with the re-location of the existing windows and hall door. The development will also consist of a proposed two storey extension to the side of the existing dwelling, a bay across the front of the dwelling on the ground floor and a single storey extension to the rear of the dwelling. The development will incorporate the following: on the ground floor a new television room, new hallway, new kitchen area, new dining area, change of layout to the existing ground floor to include a utility room, a wc, a cloakroom, a boiler room and extended front room; on the first floor extending

the existing bathroom, two bedrooms and landing, two new bedrooms, new en-suite and new walk in wardrobe, all together with associated site works and to refuse permission for a proposed new vehicle entrance towards the rear of the site onto the existing roadway and a new shed in the rear garden).

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 zoning objectives for the area, the planning history of the site, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety, public health and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed front porch/bay window features on the ground floor front elevation shall be omitted. A revised design incorporating a flush front elevation shall be submitted to the planning authority for written agreement prior to commencement of development.

Reason: In order to protect the visual amenities of the area.

3. Site development and building works shall be carried out only between the hours of 0800 and 1900 Mondays to Fridays inclusive, between the hours of 0800 and 1400 on Saturdays and not at all on Sundays, Bank or Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2017.