

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Kildare County

Planning Register Reference Number: 16/934

An Bord Pleanála Reference Number: PL 09.247617

APPEAL by Brian Connaughton care of Vincent JP Farry and Company Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 27th day of October, 2016 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of alterations to internal layout of extension to house previously granted permission under planning authority register reference number: 08/1706. The alterations consist of the installation of a stairs and a kitchenette in the living room at 25 College Green, Maynooth, County Kildare.

DECISION

REFUSE permission to retain 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 provisions of the Kildare County Development Plan 2017-2023, the nature of the proposed development to be retained the Board considered that the extension constitutes a separate dwelling unit and a substandard form of development which fails to meet standards in relation to private amenity open space and parking and would therefore constitute a substandard form of development. Furthermore, the development would also give rise to an undesirable precedent and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board accepted the view of the planning authority and considered that the proposed development to be retained was not in accordance with Local or National planning polices and therefore would 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 2017.