

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Kildare County

Planning Register Reference Number: 16/1017

An Bord Pleanála Reference Number: PL 09.247967

APPEAL by Tom and Aishling Nolan care of Roy Nolan of 6 The Hawthorns, Trusky West, Barna, County Galway against the decision made on the 13th day of January, 2017 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: Extension and sub-division of existing detached house into one number three bedroom semi detached house and one number two bedroom semi detached house incorporating a second vehicular entrance, removal of one estate tree, separate connections to services/utilities, extensions to side and rear, refurbishment of the existing house, new landscaping and changes to windows and external doors, all at 107 Allenvue Heights, Morristownbillier, Newbridge, 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

1. On the basis of the submissions made in connection with the planning application and appeal, the Board is not satisfied the public notices and drawings accurately describe the full nature and extent of the development on site. It is considered the Board is precluded from giving further consideration to the granting of permission for the development the subject of the application.
2. By reason of the inadequate rear garden space (due to the presence of 2 number sheds), it is considered that the proposed development would be substandard and would seriously injure the residential amenities of future occupants of the two bedroom unit 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 2017.