



An
Bord
Pleanála

Board Order
PL 09.248095

Planning and Development Acts 2000 to 2016

Planning Authority: Kildare County Council

Planning Register Reference Number: 16/1244

Appeal by Sasha and Simon Kerins care of MDG-AT of Unit W4D1, Ladytown Business Park, Naas, County Kildare against the decision made on the 2nd day of February, 2017 by Kildare County Council to refuse permission.

Proposed Development: Change of house type from previously approved single storey dwelling house planning register reference number 16/76 to traditional style two storey and single storey dwelling house, additional screen planting and all associated site development works. All other development will remain as approved under planning register reference number 16/76, all at Rathbride Cross, Rathbride, Kildare Town, County Kildare.

Decision

REFUSE permission for the above proposed development in accordance with 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 scale and massing of the proposed dwelling, situated in a low-lying landscape in a designated 'Area of High Amenity', it is considered that the proposed development for a two storey dwelling on the subject site would seriously injure the amenities of the area, would set an undesirable precedent for other such development and would be contrary to Policy CU1 of the Kildare County Development Plan 2011-2017. The proposed development 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