

Board Order PL 09.248587

Planning and Development Acts 2000 to 2017 Planning Authority: Kildare County Council Planning Register Reference Number: 17/257

Appeal by Albert Kelly care of O'Loughlin Architects Limited of Redhills House, Kildare, County Kildare against the decision made on the 2nd day of May, 2017 by Kildare County Council to refuse permission.

Proposed Development: Construction of a two-storey dwelling, detached garage, foul water to septic tank and percolation area, surface water to soakaways, recessed vehicular entrance, landscape screening and all associated site works, at Kill, Monasterevin, 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

It is considered that, by reason of its location, height and design, the proposed twostorey house would be out of character with the established rural house type in the surrounding area, and would be visually obtrusive in this open rural area which is characterised by single-storey houses. 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