



An
Bord
Pleanála

Board Order
PL 09.249005

Planning and Development Acts 2000 to 2017

Planning Authority: Kildare County Council

Planning Register Reference Number: 17/558

Appeal by Robert Catterson care of Vincent JP Farry and Company Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 11th day of July, 2017 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: Demolition of an existing domestic garage, kennels and dog enclosure and construction of a four bedroom single storey dwelling, with ground floor living area and attic storage overhead, the installation of a packaged wastewater treatment plant and polishing filter, relocation of an existing post and rail fence to form a new site boundary, modification of the existing site access to form a new shared access to serve the existing and proposed dwelling, and a connection to the public mains water supply together with all other ancillary works to serve the proposed dwelling. The application also includes the removal of an existing sewerage treatment system and the installation of a new packaged treatment system, including polishing filter, along with a new connection to the public mains water supply, all to serve the existing dwelling on site at Coole, Newtown, Eadestown, Naas, 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

1. Policy RH 9 of the planning authority, as set out in the Kildare County Development Plan 2017-2023, is to ensure that, notwithstanding compliance with the local need criteria, applicants comply with all other normal siting and design considerations, including the capacity of the area to absorb further development. In conjunction with the level of existing development in the vicinity, it is considered that the proposed development would exacerbate an excessive density of development in a rural area lacking certain public services and community facilities, would contribute to the increasing suburbanisation of the area, and would contravene Policy RH 9 of the Kildare County Development Plan 2017-2023, which policy is considered reasonable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

