



Planning and Development Acts 2000 to 2017

Planning Authority: Kildare County Council

Planning Register Reference Number: 16/1350

Appeal by Roy Condell care of Derek Whyte of Great Connell, Newbridge, County Kildare against the decision made on the 25th day of August, 2017 by Kildare County Council to refuse permission.

Proposed Development: Construction of a two-storey detached house, single storey domestic garage, septic tank and percolation area, recessed entrance and all associated site works at Belan Avenue, Moone, 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 Policy objective RH9 and Chapter 16 (Rural Design Guidelines) of the Kildare County Development Plan 2017-2023 and to the open and elevated nature of the subject site, it is considered that the proposed development, by reason of its siting, design, two storied nature, scale and overall proportions, would not integrate sensitively into this rural area. The proposed development would, therefore, seriously injure the visual amenity of the rural landscape and be contrary to the proper and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018