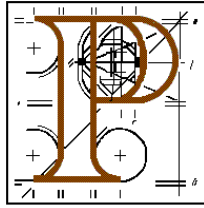


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Kildare County

Planning Register Reference Number: 17/548

An Bord Pleanála Reference Number: ABP-300391-17

APPEAL by Paul O'Flynn care of O'Loughlin Architects Limited of Redhills House, Kildare, County Kildare against the decision made on the 8th day of November, 2017 by Kildare County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a single storey side and rear extension to an existing detached two-storey dwelling, ancillary alterations to all elevations and all associated site works, all at Number 8 The Oaks, Castletown, Celbridge, County Kildare.

DECISION

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 3 and the reason therefor.

REASONS AND CONSIDERATIONS

It is considered that the design and finish of the proposed extension represents a contemporary design feature which is supported by the Kildare County Development Plan, 2017 and, subject to the implementation of the landscaping plan as proposed, the development would not represent a significant or dominant feature and would not detract from the existing residential and architectural amenity of the area.

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.

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

Dated this day of 2018.