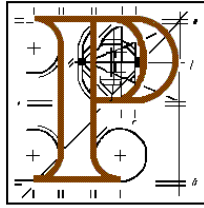


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Kildare County Council**

**Planning Register Reference Number: 17/759**

An Bord Pleanála Reference Number: ABP-300713-18

**APPEAL** by Stephen Reilly of 5 The Green, Newtown Hall, Maynooth, County Kildare against the decision made on the 14<sup>th</sup> day of December, 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:** Works to existing semi-detached two-storey dwelling including the conversion of the existing attic space to non-habitable use, the provision of a dormer window at attic level to the existing roof to the rear of the dwelling and the erection of a single storey extension to the rear with internal alterations to the existing dwelling along with landscaping works and all associated refurbishment and site works at 5 The Green, Newtown Hall, Maynooth, 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 ATTACH condition number 2(b) and the reason therefor.**

## **REASONS AND CONSIDERATIONS**

Having regard to the scale of the dormer window proposed, the planning history of the site and pattern of development in the area, it is considered that the proposed development would be an inappropriate form of development and would be out of character at this location. The proposed dormer window would, therefore, seriously injure the visual and residential amenities of property in the vicinity and would be contrary to the proper planning and sustainable development 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.

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

**Dated this      day of                      2018.**