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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 17/1313**

**APPEAL** by Evergreen Construction Partnership care of Derek Whyte, Urban-Rural Design and Planning Consultancy of Great Connell, Newbridge, County Kildare against the decision made on the 26<sup>th</sup> day of January, 2018 by Kildare County Council to refuse permission.

**Proposed Development** The sub-division of existing site to construct a detached dormer bungalow, secondary effluent treatment system, all associated site works at Stephenstown Court, Two Mile House, Naas, County Kildare.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.



dwelling, it is considered that the proposed development would seriously injure the residential amenity of adjoining properties and would be out of character with the pattern of development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Stephen Bohan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2018.**