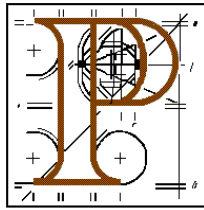


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Kildare County

Planning Register Reference Number: 17/1301

An Bord Pleanála Reference Number: ABP-300962-18

APPEAL by Fergus Johnston of Dublin Road, Naas, County Kildare against the decision made on the 22nd day of January, 2018 by Kildare County Council to refuse permission for the proposed development.

PROPOSED DEVELOPMENT: Retention of timber protective guarding/railing over permitted flat roof bay window to rear of existing house. Modifications to central approved window ope to include for escape door to rear of house. The works consist of an escape route from the master bedroom suite at Dublin Road Naas, County Kildare.

DECISION

GRANT permission for the above proposed development in accordance with the plans and particulars lodged with the said council, based on the reasons and considerations under and subject to the condition 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 Zoning Objective 'B' for the area, the planning history of the site and the vicinity of the site, the scale and design of the proposed development, including the narrow depth of the balcony area and to the pattern of development in the area, it is considered that, subject to compliance with the condition set out below, the proposed development to be retained would be in accordance with the provisions of Section 17.4.8 of the current Kildare County Development Plan 2017-2023, would not seriously injure the residential or visual amenity of the area and would not detract from the character or setting of the adjacent Protected Structure. The proposed development and the development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITION

The development shall be retained and completed in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

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

Dated this day of 2018.