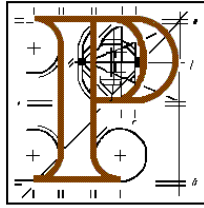


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Kildare County

Planning Register Reference Number: 17/800

An Bord Pleanála Reference Number: ABP-301449-18

APPLICATION FOR LEAVE TO APPEAL against the decision of the planning authority by Audrey Metcalfe of 17 The Seven Springs, Newbridge, County Kildare, having an interest in land adjoining the land in respect of which Kildare County Council decided on the 27th day of March, 2017 to grant subject to conditions permission to Gary and Marie Brennan care of Brennan Architecture of 34 Moorefield Drive, Newbridge, County Kildare.

PROPOSED DEVELOPMENT: Extension and alterations including, first floor extension to the side including rooflights at the front, roof lights to existing roof at front, upgrade of existing windows, alterations to existing window opes, new ground floor window opes, patent render external wall insulation, new single storey flat roof extension to the rear with parapet detail, flat roof storage shed at rear, together with associated site works, all at Number 6, The Seven Springs, Newbridge, County Kildare.

DECISION

GRANT leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on 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 the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has been shown that -

- (i) the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of *condition number 1* imposed by the planning authority to which the grant is subject, and
- (ii) the imposition of *condition number 1* will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.

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

Dated this day of 2018.