



Planning and Development Acts 2000 to 2018

Planning Authority: Kildare County Council

Planning Register Reference Number: 18/328

APPEAL by Siobhan and Thomas Wilkins of Inshallah, Newtown, Celbridge, County Kildare against the decision made on the 21st day of May, 2018 by Kildare County Council to refuse permission.

Proposed Development Demolition of existing garage and construction of two number detached two-storey dwellings and minor alteration to existing front garden wall to provide recessed entrance. All dwellings shall use the existing shared access with new footpath, landscaping and associated works at Inshallah, Ardclough Road, Newtown, Celbridge, County Kildare.

Decision

REFUSE permission for the above proposed development in accordance with 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

1. It is considered that the proposed development would represent piecemeal backland development of a long rear garden. The proposed development does not include any level of site analysis or other supporting information to demonstrate that it can be carried out in a planned and coordinated manner. This is contrary to the Kildare County Development Plan 2017-2023 Objective SRO2 which is considered reasonable. The proposed development would represent an unsustainable use of zoned serviced lands and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the limited access arrangements associated with the site and its relationship to adjoining property, it is considered that the proposed development represents inappropriate backland development, and would seriously injure the amenities of adjoining residential property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development, by reason of its design and height, would be out of character with the existing residential properties in the vicinity and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.