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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Kildare County Council.**

**Planning Register Reference Number: ED/00624.**

**WHEREAS** a question has arisen as to whether an existing attic conversion including any external alterations in relation to same and the nature of such use, an extension to rear, and a domestic shed to rear, at 18 Riverside Grove, Newbridge County Kildare is or is not development or is or is not exempted development:

**AND WHEREAS** the question was referred to An Bord Pleanála by Kildare County Council on the 15<sup>th</sup> day of October, 2018:

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to -

- (a) sections 2(1), 3(1) and 4(1)(h) of the Planning and Development Act, 2000, as amended,

- (b) articles 6(1) and 9(1) of the Planning and Development Regulations, 2001, as amended,
- (c) Classes 1 and 3 of Part 1 of Schedule 2 to those Regulations,
- (d) the planning history of the site, and
- (e) the pattern of development in the area:

**AND WHEREAS** An Bord Pleanála has concluded that -

- (a) the attic conversion complies with Section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (b) the single-storey extension to the rear is located within the curtilage of a dwelling and complies with the conditions and limitations set down under Schedule 2, Part 1, Class 1 of the Planning and Development Regulations, 2001, and
- (c) the detached shed/garage to the rear is located within the curtilage of a dwelling and complies with the conditions and limitations set down under Schedule 2, Part 1, Class 3 of the Planning and Development Regulations, 2001:

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 5 (4) of the 2000 Act, hereby decides that (a) an existing attic conversion including any external alterations in relation to same and the nature of such use; (b) extension to rear, and (c) domestic shed to rear at 18 Riverside Grove, Newbridge, County Kildare is development and is exempted development.

## **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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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**