



Planning and Development Acts 2000 to 2018

Planning Authority: Kildare County Council

Planning Register Reference Number: 18/685

APPEAL by Camillus Woolhead care of Derek Whyte of Great Connell, Newbridge, County Kildare against the decision made on the 27th day of September, 2018 by Kildare County Council to refuse permission to the said Camillus Woolhead.

Proposed Development Sub-division of existing site for the construction of a detached two-storey house, communal shared parking to the front and all associated site works at 670 River Forest View, Leixlip 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

Having regard to the proposed subdivision of a restricted and irregular shaped site, the layout, the set-back building line and close proximity to other dwellings, the shared access and parking and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development would constitute substandard residential development and would be an overdevelopment of a limited site area. The proposed development would be a haphazard form of development, would be out of character with development in the vicinity, would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

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

Dated this day of 2019.