



Planning and Development Acts 2000 to 2018

Planning Authority: Kildare County Council

Planning Register Reference Number: 18/1224

APPEAL by Marie Johnston care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 29th day of November, 2018 by Kildare County Council to refuse permission.

Proposed Development: Retention of a railed balcony over flat roof to the rear of the dwelling at Alderside, Dublin Road, Naas, 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 design of the balcony structure to be retained including the access arrangements and to its location relative to surrounding residential properties, it is considered that the development proposed for retention would seriously injure the residential amenities of adjoining properties by reason of overlooking and visual intrusion. The development proposed for retention would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Paul Hyde

Member of An Bord Pleanála

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

Dated this day of 2019.