



Planning and Development Acts 2000 to 2019

Planning Authority: Kildare County Council

Planning Register Reference Number: 19/99

Appeal by Graham Prendergast care of Ger Fahy Planning of “Annaghdown”, Pagestown, Kilcloon, County Kildare against the decision made on the 2nd day of April, 2019 by Kildare County Council to grant subject to conditions a permission to Barry and Niamh Foster care of SJS Building and Engineering Consultants of 22 Seapark Road, Clontarf, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a first-floor bedroom extension and bathroom with gabled roof over the garage/extended kitchen, to include one new sun tunnel to the front and two new roof lights to the rear in the existing roof and associated ancillary site works at 111 Oaklawn West, Leixlip County Kildare.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 nature of the proposed first-floor extension, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed extension would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed attic extension shall be used for the purposes of storage only, and shall not be used as habitable space.

Reason: In the interest of residential amenity.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. All surface water generated by the proposed extension shall be discharged to a soakway(s) on the site. No surface water shall be discharged to any public foul sewer or combined sewer. All foul waste shall be discharged to the public foul sewer.

Reason: In the interest of public health.

5. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

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

Dated this day of 2019.