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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 19/621**

**APPEAL** by Mark Boland and Marie Byrne care of Glen Campbell of 2 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 24<sup>th</sup> day of July, 2019 by Kildare County Council to refuse permission.

**Proposed Development:** 1. Construction of a new three bedroom 210 square metres detached dormer bungalow. 2. The installation of a new wastewater treatment system and percolation area. 3. All associated works. All at Boherbawn Lower, Kildangan, 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**

It is considered that, by reason of its scale, bulk and design, the proposed two-storey house would be visually obtrusive in this open rural area which is generally characterised by single-storey houses. The Board considered that the proposed house would not be in accordance with Policy RH9(i) of the Kildare County Development Plan 2017-2023 which requires the location and design of new dwellings to integrate appropriately with its physical surroundings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Maria FitzGerald**

**Member of An Bord Pleanála**

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

**Dated this            day of            2019.**