



Planning and Development Acts 2000 to 2019

Planning Authority: Kildare County Council

Planning Register Reference Number: 19/913

APPEAL by Donal Houlihan care of Ger Fahy Planning of Mulhussey, Maynooth, County Kildare against the decision made on the 4th day of October, 2019 by Kildare County Council to refuse permission.

Proposed Development: Change of house type design of granted permission under planning register reference number 16/483 to 1.5 storey dwelling and all associated site works at Cormickstown, Maynooth, 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 the proposed change of house type to a two-storey house, by reason of its location, scale and height would be visually obtrusive, incongruous and excessively prominent in this relatively flat and open rural area which is characterised by single storey dwellings, and would set a precedent for large scale one-off residential developments. The proposed development would, therefore, seriously injure the visual amenities of the area, would be contrary to the design principles contained in Chapter 16 of the Kildare County Development Plan 2017 – 2023 and policy RH9(i), which seeks to ensure that the design of a dwelling takes into account its physical surroundings and character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

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

Dated this day of 2020.