



Planning and Development Acts 2000 to 2019

Planning Authority: Kildare County Council

Planning Register Reference Number: 20/31

Appeal by Eamon Groome care of Tim Chapman Architects of 69 Sallins Bridge, Sallins, County Kildare against the decision made on the 6th day of March, 2020 by Kildare County Council to grant subject to conditions a permission to Karol Quinn of 2 Beaufield Drive, Maynooth, County Kildare in accordance with plans and particulars lodged with the said Council.

Proposed Development: A ground floor and first floor extension to the front, side and rear of the existing premises with minor internal alterations and associated site works at 2 Beaufield Drive, Maynooth, 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 scale and layout of the proposed side extension, the planning history and pattern of development in the area, the development plan policies relating to domestic extensions, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an appropriate form of development and would be in keeping with the overall pattern of development 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the house, without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the extended dwelling.

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. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Prior to commencement of the development, the developer shall submit to, and agree in writing with, the planning authority drawings omitting the proposed porch feature from the front elevation.

Reason: In the interest of visual amenity.

5. (a) All surface water shall be collected and disposed of to soakaways or surface water system designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365 and provided with inspection manhole covers.
- (b) No surface water run-off from the site or permitted extension shall be allowed to discharge onto the public road or to adjoining properties.

Reason: In the interest of public health and to avoid pollution.

Terry Ó Niadh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.