



Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

Planning Register Reference Number: 20/507

APPEAL by Nuala Donagher care of Patrick M. Kerr Architecture of 39A Maynooth Road, Celbridge, County Kildare against the decision made on the 9th day of July, 2020 by Kildare County Council to refuse permission.

Proposed Development: Retention of detached single storey one-bedroom dwellinghouse comprising a timber cabin, alterations to existing drainage connections, alterations to boundary treatment and all other associated site works, private car parking space all located in the rear garden of number 715 Courtown Road, Kilcock, County Kildare with access off rear mews laneway.

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

1. The dwelling proposed to be retained fails to meet the minimum standards for one-bedroom dwellings stipulated in the Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities issued by the Department of the Environment, Heritage and Local Government in 2007 and in the Kildare County Development Plan 2017-2023. As such, the development proposed to be retained constitutes a substandard form of residential development, is contrary to Policy SR1 and Objective SRO1 of the Kildare County Development Plan 2017-2023, would set an undesirable precedent for similar forms of substandard development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The development proposed to be retained, by reason of the restricted nature of the site, the limited separation distances to site boundaries, the constrained options for positioning the dwelling within the site, and its siting adjacent to the private amenity space of adjacent properties, is not an appropriate form of infill residential development. The development proposed to be retained would be contrary to Zoning Objective 'B: Existing/ Permitted Residential' of the Kilcock Local Area Plan 2015-2021, to Objective SRO2 of the Kildare County Development Plan 2017-2023, and would, therefore, 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 2021