

## Board Order ABP-308281-20

Planning and Development Acts 2000 to 2020

**Planning Authority: Kildare County Council** 

Planning Register Reference Number: 20/800

**Appeal** by Sabrina Cassells care of Paul Redmond Architectural Services Limited of 50 River Forest View, Leixlip, County Kildare against the decision made on the 4<sup>th</sup> day of September, 2020 by Kildare County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of attic conversion to storeroom and bathroom, complete with installation of new dormer window to rear and small Velux rooflights to front of house with all associated site works at 601 Saint Mary's Park, 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 design and layout of the development, the existing building on

site and the pattern of development within the area, it is considered that, subject to

compliance with the conditions set out below, the development proposed for

retention does not adversely impact on the residential amenities of neighbouring

properties by reason of overlooking or overshadowing. The development proposed

for retention is considered to be in accordance with the underlying land use zoning

objective pertaining to the site and with the policies and objectives of the current

Kildare County Development Plan in relation to extensions and alterations. The

development proposed for retention, therefore, would be in accordance with the

proper planning and sustainable development of the area.

**Conditions** 

1. The development shall be retained 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.

**Reason:** In the interest of clarity.

2. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

 The converted attic space shall be used for storage purposes only and shall not be used for human habitation, or any other purpose without the benefit of planning permission.

**Reason:** In order to safeguard the amenities of property in the vicinity and in the interest of proper planning and sustainable development.

4. The second-floor attic box dormer windows on the southern (rear) elevation shall be fitted with opaque glazing.

**Reason:** To minimise overlooking of adjoining residential property.

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

Dated this day of 2021

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