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Bord  
Pleanála

## Board Order ABP-308281-20

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**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.

