



Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

Planning Register Reference Number: 20/747

APPEAL by Louise and Eamonn Kieran of 66 Newtown Park, Leixlip, County Kildare against the decision made on the 2nd day of September, 2020 by Kildare County Council to grant subject to conditions a permission to Paul and Martha Hegarty of 63 Newtown Park, Leixlip, County Kildare.

Proposed Development: A first floor extension to existing single storey dwelling comprising of stairwell, two bedroom, one en-suite bathroom, study room and hotpress at 63 Newtown Park, Leixlip, 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

Having regard to the restricted nature of the site and the proximity of the dwelling to the site boundaries, it is considered that windows serving the proposed dormer rooms would result in direct overlooking of the adjoining properties to the east and north of the site. The proposed development would, therefore, seriously injure the residential amenity of adjoining properties and would 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