



Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

Planning Register Reference Number: 20/942

Appeal by Karup Balagangadharan care of Thomas A. Wilkins of Inishallah, Newtown, Celbridge, County Kildare against the decision made on the 13th day of October, 2020 by Kildare County Council to refuse permission.

Proposed Development Retention of existing rear modulated single storey structure as a laundry and drying room and its incorporation with the main house with a new single storey extension as a link from house to modular structure, at 21 Castle Village Crescent, Celbridge, 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 limited size of the site and to the scale and layout of the development proposed to be retained, it is considered that retention of the development would result in an unsatisfactory standard of residential amenity for future and existing occupants of the house, would result in overdevelopment of the site by reason of inadequate quality of remaining private open space, and would be contrary to Section 17.4.8 of the Kildare County Development Plan 2017-2023 regarding Extension to Dwellings. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2021.