



Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

Planning Register Reference Number: 20/904

Appeal by Sheila Lambe care of Paul C. Mealy Architects Limited of 11 The Courtyard, Friar's Hill, Wicklow, County Wicklow against the decision made on the 5th day of October, 2020 by Wicklow County Council to grant subject to conditions a permission to Colm Egan care of Paul Redmond Architectural Services Limited of 50 River Forest View, Leixlip, County Kildare in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of window in the side wall of the house at 18 Castletown Lawn, Celbridge, 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 location and zoning of the site in the Celbridge Local Area Plan 2017-2023 and the nature and scale of the development to be retained, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential amenities or depreciate the value of adjoining properties by reason of visual obtrusion or loss of privacy.

Conditions

1. The development shall be retained in its entirety in accordance with the plans and particulars received by the planning authority on the 13th day of August, 2020, except where altered or amended by conditions in this permission.

Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. The window frame shall be replaced by a fixed (non-openable) frame and fitted with permanently obscure glazing (not film).

Reason: In the interest of residential amenity.

John Connolly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2021.