

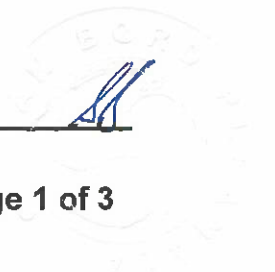
Planning and Development Acts 2000 to 2021

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/768

APPEAL by Nuala Donagher care of Patrick Kerr Architect of 39A Maynooth Road, Celbridge, County Kildare against the decision made on the 22nd day of July, 2022 by Kildare County Council to refuse permission.

Proposed Development: Permission and for retention permission for development on this site consisting of (a) retention permission for detached single storey one bedroom dwelling house comprising a timber cabin and alterations to existing drainage connections, and all other associated works, including private car parking space and (b) planning permission for extension to rear of timber cabin to increase floor area and for internal alterations, provision of new external finishes to dwelling house, demolition of part of existing shed to rear of existing house, relocation of ex. car space to rear and revision of entrance to rear car parking space off laneway and all associated alterations to boundary treatment, all located in the rear garden at 715 Courtown Road, Kilcock, County Kildare, with access of rear mews laneway.



Decision

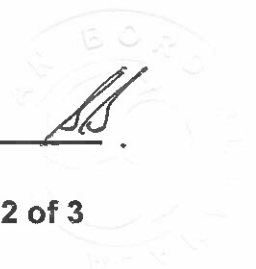
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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

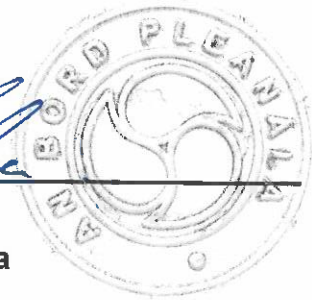
1. The dwelling proposed for permission and retention fails to meet the minimum standards for one-bedroom dwellings stipulated in the Kildare County Development Plan 2017-2023. As such, the development proposed for permission and retention constitutes a substandard form of residential development, is contrary to Policy SR1 and Objective SRO1 of the Kildare County Development Plan 2017-2023, would set an undesirable precedent for similar forms of substandard development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The development proposed for permission and retention, by reason of the restricted nature of the site, the limited separation distances to site boundaries, the constrained options for positioning the dwelling within the site, and its siting adjacent to the private amenity space of adjacent properties, is not an appropriate form of infill residential development. The development proposed for permission and retention would be contrary to Zoning Objective 'B: Existing/Permitted Residential' of the Kilcock Local Area Plan 2015-2021, to Objective SRO2 of the Kildare County Development Plan 2017-2023, and would, therefore, be contrary to the proper planning and sustainable development of the area.


Stephen Bohan

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



Dated this 8th day of April 2022