

Planning and Development Acts 2000 to 2021

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/913

APPEAL by Richard and Pauline Forde of 10 The Gables, Kill, County Kildare against the decision made on the 12th day of August, 2021 by Kildare County Council to grant subject to conditions a permission to Jimmy and Deirdre O'Byrne care of Dara Challoner of 121 Glendara, Kill, County Kildare.

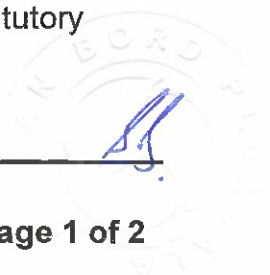
Proposed Development: A two-storey, two bedroom house of 90 square metres and associated site works all at an infill site at 11 The Gables, Kill, County Kildare.

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 constricted configuration of the subject site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development, by reason of its scale, form and design would constitute the overdevelopment of a limited site area, which would have an overbearing impact on the existing dwelling at Number 11 The Gables, would be visually obtrusive in the streetscape and would be out of character with the pattern of development in the vicinity. The proposed development would, therefore, seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

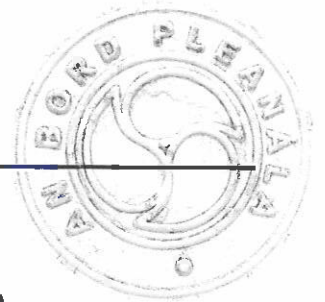


Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this 14th day of February 2022