

Planning and Development Acts 2000 to 2021

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/1061

Appeal by Declan Garrett care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 13th day of September, 2021 by Kildare County Council in relation to the application by Declan Garrett for permission for development comprising the retention of an existing sun lounge of 18.34 square metres located at the rear of house incorporating windows in south-east and south-west exterior walls and patio doors in the north-east wall. There are two number 800 by 600 millimetres Velux roof lights in the sun lounge one each side of the apex. Main house side door to garden removed and replaced with window. Removal of patio doors and single door from old kitchen wall in main house to facilitate a larger kitchen. Single door to ground floor wc relocated. Window added to first floor bedroom ensuite in north-west wall, all at 15 Standhouse Lawns, Newbridge, County Kildare in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for retention of main house side door to garden removed and replaced with window, removal of patio doors and single door from old kitchen wall in main house to facilitate a larger kitchen, single door to ground floor wc relocated, window added to first floor bedroom ensuite in north-west wall and to refuse permission for the retention of an existing sun lounge of 18.34 square metres

located at the rear of house incorporating windows in south-east and south-west exterior walls and patio doors in the north-east wall. There are two number 800 by 600 millimetres Velux roof lights in the sun lounge one each side of the apex).

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 provisions of the Newbridge Local Area Plan 2013 - 2019, (as extended to 22nd December, 2021) and to the Kildare County Development Plan 2017 – 2023, and to the size, scale, design and location of the proposed development, which is consistent with the character and form of the existing dwelling and surrounding area, it is considered that, subject to compliance with the conditions set out below, the retention of the sun lounge and dwelling modifications would not seriously injure the residential amenities of property in the vicinity or constitute overdevelopment of the subject site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.


Conditions

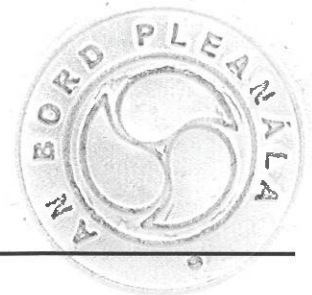
1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where such condition requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.


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



Dated this 21st day of January 2022.