

Planning and Development Acts 2000 to 2021

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/1148

APPEAL by Seamus and Laura Ryan of 6 Willow Drive, Primose Gate, Celbridge, County Kildare against the decision made on the 1st day of October, 2022 by Kildare County Council to refuse permission.

Proposed Development: Proposed new 1.2 metres high boundary wall/railing to the front and side boundary of the site and all associated site and development works at 6 Willow Drive, Primose Gate, Celbridge, County Kildare.

Decision

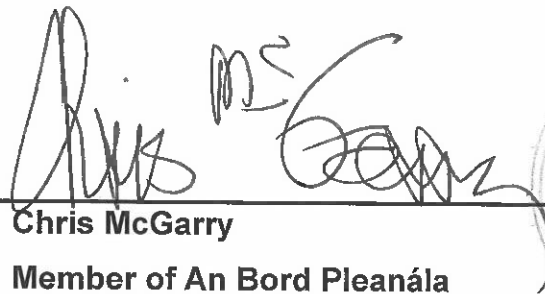
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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.

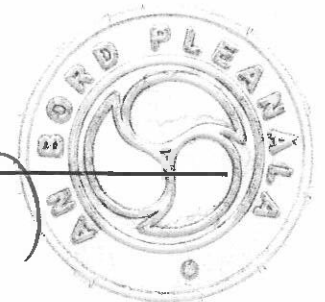
Reasons and Considerations

The site of the proposed development forms part of an existing residential development where the siting of houses close to the footpath edge, separated by narrow strips of semi-private open space to the front of the houses in an open plan arrangement is an intrinsic part of the design approach that leads to a distinctive character and strong design coherence. The proposal to enclose this space to the front of the building with a wall and railings would be inconsistent with this established design approach such as to create a visually incongruous element in the streetscape, would alter the character of the overall street and would set a precedent for similar developments. It is considered that the proposed development would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

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



Dated this ^{1st} day of *March* 2022