



Planning and Development Acts 2000 to 2021

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/1040

APPEAL by Brendan and Deirdre Dunne care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 12th day of November, 2021 by Kildare County Council to grant subject to conditions a permission to Josephine Ryan care of David Hart Building Surveying of Fairview, Allenwood South, Naas, County Kildare.

Proposed Development: The construction of a first-floor extension to the rear of the existing dwelling at 32 Greenmount Park, Newbridge, 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 design and the internal layout of the proposed first floor accommodation and the lack of daylight/sunlight afforded to habitable rooms, it is considered that the proposed development, by reason of its design and its sub-standard provision of quality living space, would represent a substandard form of residential development having regard to the 2007 Quality Housing for Sustainable Communities Best Practice Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


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



Dated this 25th day of March 2022.