

Planning and Development Acts 2000 to 2021

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/1520

APPEAL by Joe and Jane Toolan care of O'Neill Town Planning, Planning and Development Consultants of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 10th day of December, 2021 by Kildare County Council to refuse permission.

Proposed Development: The construction of a new two-storey detached dwelling house with detached single storey garage, subdivision of the existing site and alterations to the existing cottage to include a new pitched roof to replace existing flat roof at the rear of the cottage, minor internal and external alterations. Plus all associated site works including the removal of existing garage, carport and outbuildings at 452 Green Lane, Leixlip, 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

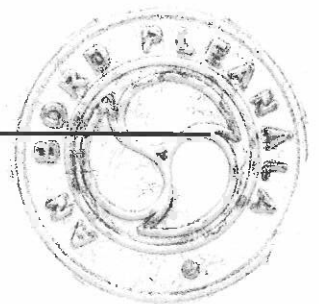
The proposed development is located in an area zoned for residential infill development with the objective to protect and enhance the amenity of established existing residential communities and promote sustainable intensification in the Leixlip Local Area Plan 2020-2023. Having regard to the restricted nature of the site and the scale and layout of the proposed new dwelling and garage relative to the existing house on the site, it is considered that the development comprises overdevelopment of the site which would not provide a satisfactory standard of residential amenity for occupants of the existing cottage by reason of overlooking and overbearance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**



Dated this *25th* day of *April* 2022