

Planning and Development Acts 2000 to 2021

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/1753

Appeal by Sheila Deane care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, County Kildare against the decision made on the 15th day of February, 2022 by Kildare County Council to grant subject to conditions a permission to Michael Moran care of Byrne Engineering Services of Gormanstown, Kilcullen, County Kildare.

Proposed Development: Amendments to site boundaries and site layout granted under An Bord Pleanála reference number ABP-310727-21. Change of house design and change of location on site to that previously granted under An Bord Pleanála reference number ABP-310727-21 to a two-storey type house. Change of garage/store design and change of location on site. Connection into existing foul sewer along Gleann na Greine and demolition of existing domestic garage and the provision of new vehicular entrance via Gleann na Greine and all associated site works, all at Gleann Na Greine, Naas, County Kildare.

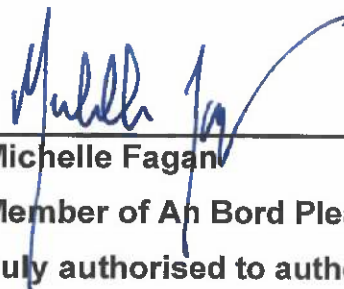
Decision

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

Reasons and Considerations

The proposed development, by reason of its form and design, would constitute a visually discordant feature that would be detrimental to the distinctive architectural character of the area, would adversely affect the character of the Naas Town Centre Architectural Conservation Area, and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to Policy ACA 2 of the Kildare County Development Plan 2017-2023 (as varied), and to Policy Objective BH 2.1 of the Naas Local Area Plan 2021 - 2027 which requires new development within or adjacent to the Naas Town Centre Architectural Conservation Area to be sympathetic to the distinctive character and to enhance the special character and visual setting of the Architectural Conservation Area, including streetscapes, fenestration patterns and architectural features, and considered that the form and "neo-classical" style of the proposed development, as illustrated on drawing number PA 03, would be an inappropriate response in the context of the Architectural Conservation Area and would seriously injure the visual amenities of the area.



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



Dated this 11th day of January 2023.