



An
Bord
Pleanála

Board Order
ABP-313114-22

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/890

APPEAL by David and Tracey Noone and Robert and Tara Richardson care of Punchestown Lower, Rathmore, Naas, County Kildare against the decision made on the 24th day of February, 2022 by Kildare County Council to grant subject to conditions a permission to Nils Frisenbruders care of SK Design of Rednagh Road, Aughrim, County Wicklow.

Proposed Development: 1. Demolition of extension to the rear of existing dwelling. 2. Replacement extension to the rear which includes a basement. 3. Removal of existing window and provision of a replacement window on the south-eastern gable end on existing dwelling. 4. Removal of existing window and provision of two number replacement windows on the north-western gable end on existing dwelling. 5. Roof light on the rear roof plain on existing dwelling. 6. Upgrade existing effluent disposal system to comply with current EPA requirements. 7. Demolish existing garage and construct a replacement garage and associated works at Web Cottage, Punchestown Lower, Rathmore, Naas, County Kildare.

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Decision

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

Reasons and Considerations

Having regard to:

- the Kildare County Development Plan 2023-2029,
- Policy AH P9 to promote the protection, retention, appreciation and appropriate revitalisation of the built vernacular heritage of the county including through objectives AH 058, 059, 060 and 063,
- Objective BI 026 concerning the removal of hedgerows to facilitate development,
- development management standards set out in the Development Plan for residential developments including 15.4.12 regarding extensions to dwellings as well as the Rural House Design Guide set out in Appendix 4,
- the scale of the proposed development together with the built and natural attributes of the site, which include a vernacular cottage in a sylvan setting,

it is considered that, by reason of their lack of sympathetic design, scale, bulk, modulation, positioning through to the comprehensive erosion of the site's indigenous hedgerows and trees as part of the boundary treatment, as well as the lack of any sympathetic compensatory landscaping, the proposed alterations and extensions represented overdevelopment that would seriously injure the residential amenities and setting of this vernacular property and

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would seriously injure the visual amenities of the area by way of the significant loss of built and natural heritage character. It is also considered that, by reason of its design, layout, scale, height, massing and positioning, the proposed development would seriously detract from the built heritage character of a vernacular building in a manner that would be contrary to the provisions set out in the policies of the development plan that seek to protect such structures. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 04 day of August 2023