

An  
Bord  
Pleanála

Board Order  
ABP-313458-22

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 22/171**

**Appeal** by Bridget Danagher care of Michael Nolan of Mucklon, Enfield, County Kildare against the decision made on the 4<sup>th</sup> day of April, 2022 by Kildare County Council to refuse permission.

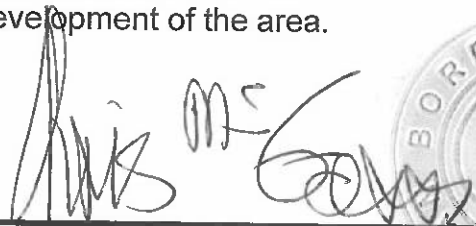

**Proposed Development:** Retention of existing dwelling. Permission for the alteration and modification of existing external finishes, windows and roof for provision of a vernacular styled dwelling, sympathetic and in keeping with the surrounding rural environment. Permission for conversion of porch area to habitable space. Permission for garage/fuel store for domestic use. Permission for installation of septic tank and treatment system. All associated site works, all at Mucklon, Enfield, County Kildare.

## **Decision**

**REFUSE** permission for the above development for the reasons and considerations set out below.

## Reasons and Considerations

1. Taken in conjunction with existing development in the vicinity, the development proposed to be retained and proposed development would give rise to an excessive density of development in a rural area, lacking certain public services and community facilities, and would contravene the policy of the planning authority, including Objectives HO P26 and HO O59, as set out in the Kildare County Development Plan 2023-2029, which is to manage rural residential density to avoid a proliferation of one-off houses, extensive ribbon development, and piecemeal and haphazard development that erodes the intrinsic character of the Irish countryside, which is both an economic resource and a tourism asset. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development proposed to be retained and proposed development, by reason of its location and inadequate frontage, would constitute inappropriate backland development, which would be contrary to Objective HO P16 of the Kildare County Development Plan 2023-2029. The development proposed to be retained and proposed development 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 18<sup>th</sup> day of September 2023.