

An
Bord
Pleanála

Board Order
ABP-314464-22

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

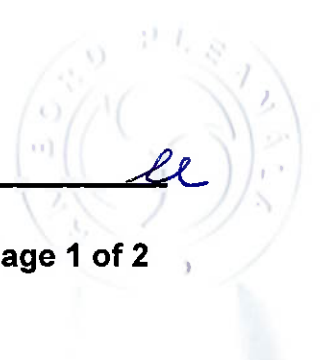
Planning Register Reference Number: 22/774

APPEAL by Michael Connors of Station Road, Piercetown, Newbridge, County Kildare against the decision made on the 17th day of August, 2022 by Kildare County Council to refuse permission.

Proposed Development (a) Retention of single storey building currently being used for habitable purposes for a period of 24 months (temporary use).
(b) Full planning permission for domestic garage use after a period of 24 months of building referred to in item (a), to include external modifications, new garage doors and all associated works, all at Station Road, Piercetown, Newbridge, County Kildare.

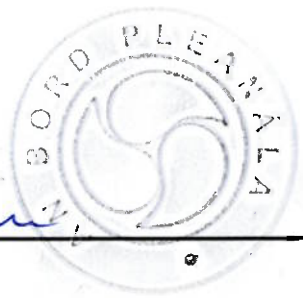
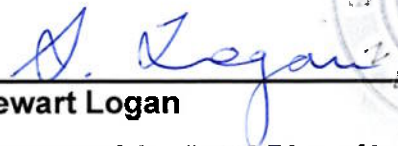
Decision

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



Reasons and Considerations

1. The use of the structure as residential accommodation for which retention permission is sought would result in the provision of a substandard residential unit with bedroom windows situated 0.9 to 1.6 metres from two-metre-high boundary walls, which would fail to provide an appropriate degree of natural daylight or any quality view from those rooms and would, thereby, seriously injure the residential amenities of future residents of the dwelling unit. It is further considered that the proposed development would materially contravene condition number 5 of planning register reference number 20/623 on the site which requires the domestic shed to be used for purposes ancillary to the main dwelling and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The structure for which retention permission is sought is considered excessive in scale and form by reference to the physical form of the domestic shed permitted under planning register reference number 20/623. The structure would seriously injure the amenities of the area, would be contrary to the Development Management Standards of the Kildare County Development Plan 2023 - 2029 for domestic garages and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stewart Logan

Member of An Bord Pleanála

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

Dated this 6 day of November 2023.