

An
Bord
Pleanála

Board Order ABP-314779-22

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

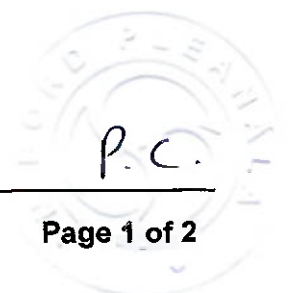
Planning Register Reference Number: 22/430

Appeal by Derek and Martha Carey care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 13th day of September, 2022 by Kildare County Council to refuse permission.

Proposed Development: Sub-divide existing site for the construction of a detached two-storey house, connection to public foul sewer and all associated site works at 728 Rowanville, Kildare Town, County Kildare, as revised by the further public notices received by the planning authority on the 7th day of July, 2022 which consisted of significant alterations to the boundary and location of the dwelling on site.


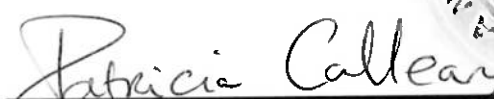
Decision

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



Reasons and Considerations

While the Board was satisfied that the principle of an in-fill site was supported by policy, as expressed through Policy HO P6 and Section 15.6.7 of the Kildare County Development Plan 2022-2028, and was also satisfied that the site could accommodate a dwellinghouse, having regard to the pattern of development in the immediate area, comprising semi-detached and terraced houses either side of the proposed in-fill site, it is considered that the design response presented as a single detached house and the recessed positioning of the proposed dwellinghouse, relative to the two semi-detached houses to its east, would be a discordant design response which would seriously injure the visual character and architectural coherence of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Callear

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

Dated this 8 day of November 2023.