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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 22/603**

**Appeal** by Sean Treacy care of Clarke and Company of Highland View Terrace, Fairgreen, Naas, County Kildare against the decision made on the 16<sup>th</sup> day of November, 2022 by Kildare County Council to refuse permission.

**Proposed Development:** Retention of a converted single storey 38-square-metre storage shed to the rear of the property, into a one-bedroom stand-alone granny flat, with all associated site works at Green Gates, Great Connell, Newbridge, County Kildare.

**Decision**

**GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.**

## **Reasons and Considerations**

It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained, used as a family flat, would generally be in accordance with the Kildare County Development Plan 2023-29, in particular Section 15.4.14 (Family Flat), would not seriously injure the established character or appearance of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

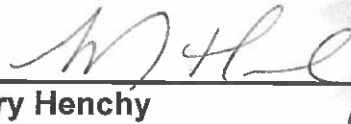
## **Conditions**

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 21<sup>st</sup> day of October, 2022, except as may otherwise be required in order to comply with the following condition.

**Reason:** In the interest of clarity.

2. The family flat proposed to be retained shall be used solely for that purpose. It shall not be sold, conveyed or leased separately from the main residence and, when the need for the family flat no longer exists, the unit shall be returned to a garden storage unit.

**Reason:** To protect the amenities of property in the vicinity and in order to comply with the objectives of the current development plan for the area.



**Mary Henchy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this 30 day of June 2023.**