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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 22/1472**

**APPEAL** by Thomas Lordan care of Banrach Consulting Engineers of Unit 14, Block D, M4 Interchange Business Park, Celbridge, County Kildare against the decision made on the 27th day of January, 2023 by Kildare County Council to grant subject to conditions a permission to Frine Tempesti care of Mad About Design of Number 7 Carysfort Avenue, Blackrock, Dublin

**Proposed Development:** A fully serviced two-storey hipped tiled roof extension with partial single storey hipped tiled roof extension to the front of the existing house, alterations internally on both floors to allow the new layout, roof lights in the existing roof front and rear, minor alterations to existing glazing. Maintain existing connection to soil and surface water and all ancillary site works at Number 28 Beaufield Gardens, Greenfield, Maynooth, County Kildare.


## Decision

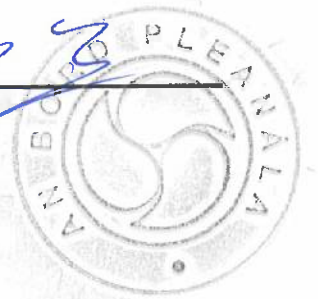
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

The Board considered that the proposed extension by reason of its form, scale and mass, breaking the established building line in the area, would be contrary to the provisions of section 15.4.12 of the Kildare County Development Plan 2023-2029 in this regard. The proposed development was therefore considered to be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development was not sufficiently sensitive to the appearance and character of the house and the local area and did not have regard to the form of the existing dwelling and to adjoining properties.

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



Dated this 20<sup>th</sup> day of June 2023.