

An
Bord
Pleanála

Board Order ABP-317226-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23/253

Appeal by Elaine O'Hanlon of Silliothill, Kilcullen, County Kildare against the decision made on the 5th day of May, 2023 by Kildare County Council to refuse permission.

Proposed Development: Construction of a detached one-and-half-storey house with single storey element, vehicular entrance off private laneway, septic tank and percolation area, private well and all associated site works, all at Silliothill, Kilcullen, County Kildare.

Decision

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

Reasons and Considerations

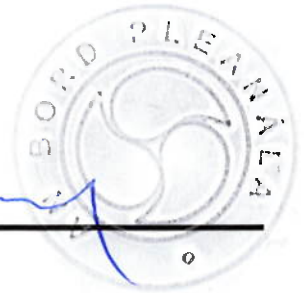
The site of the proposed development is located within 'Zone 1 – Area under Strong Urban Influence' as set out in the Kildare County Development Plan 2023-2029, where Policy HO P12 places an emphasis on ensuring that the siting and design of any proposed dwelling shall integrate appropriately with its physical surroundings and the natural and cultural heritage of the area. Proposals must comply with Appendix 4 Rural House Design Guide and Chapter 15 Development Management Standards, which are considered reasonable. The proposed development, located in isolation along an agricultural access, requiring more than one new boundary and not located adjacent to an existing cluster of structures, would be contrary to policy HO P12 and the principles of Section 2.3 and 2.4 of the Rural Design Guide Appendix 4 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 16th day of May 2024.