



Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23/354

APPEAL by Karla Moran care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 30th day of May, 2023 by Kildare County Council to refuse permission.

Proposed Development: Retention of the change of use from a domestic garage building into habitable family accommodation ancillary to the dwelling on site comprising a WC, kitchen, dining and living room spaces at ground floor level and a landing, bedroom and en-suite bathroom at first floor level. To include retention of windows to front elevation and roof windows to the side roof elevation. In addition to planning permission for a single storey ground floor glazed link between garage conversion and main dwelling to the rear elevation, all at 14 Stephenstown Court, Two Mile House, Naas, County Kildare.

Decision

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

Reasons and Considerations

Having regard to the scale of the development and to Section 15.4.14 of the Kildare County Development Plan 2023-2029, which describes a family flat as a temporary subdivision or extension of an existing dwelling unit to accommodate an immediate family member, it is considered that the structure, at a distance of circa 20 metres from the main dwelling, and the proposed circa 20-metre glazed link, fails to address the "temporary" nature of such arrangements and future re-integration into the main dwelling when no longer required, and, furthermore, the proposed glazed link would have a significant impact on the rear amenity open space and visual amenity. The proposed development would be contrary to the provisions of Section 15.4.14 of the Kildare County Plan 2023-2029. The development proposed to be retained would set an undesirable precedent for similar types of development and would seriously injure the residential amenities of properties in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Cregg

Member of An Bord Pleanála

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

Dated this 31st day of October 2023.