

An
Bord
Pleanála

Board Order
ABP-317788-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23/603

Appeal by David Fitzsimons care of Matthew Fagan Architects of 229 Clonliffe Road, Drumcondra, Dublin against the decision made on the 18th day of July, 2023 by Kildare County Council to refuse permission.



Proposed Development: Retention of a static caravan in the garden to the rear of the house. The development requiring permission consists of converting said caravan into a permanent structure through elevational amendments. Permission is also sought to connect the structure to the existing house through the construction of a canopy structure, all at 1214 St. Patrick's Park, Aghards, Celbridge, 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 and location of the development proposed to be retained and proposed development, it is considered that the caravan to the rear of the existing development represents over-development of this restricted site. It is considered that the structure represents a substandard form of development that would not be consistent with the minimum floor requirements set out within Table 15.2 of the Kildare County Development Plan 2023-2029, while also failing to provide an adequate amount of space to serve the existing dwelling, in conjunction with the caravan. The development proposed to be retained and proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively seriously injure the residential amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Liam Bergin
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this 11th day of April 2024.