

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23365

APPEAL by Ronan Clarke care of Clarke and Company of Highland View Terrace, Fairgreen, Naas, County Kildare against the decision made on the 6th day of November, 2023 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: The development consists of; (a) demolition of single-storey house (73 square metres); (b) Construction of a two-storey building (total floor area 372 square metres) comprising of an office extension at ground and first floor level; (c) Internal modifications and alterations at number 3 Highland View Terrace, Fairgreen, Naas, County Kildare to facilitate extension into new building; (d) The installation of 10 number car parking, which includes one number disabled parking space, electrical charging station, seven number bicycle parking, bin storage and hard landscaped area to the rear of proposed building with vehicle access on to The Green, Kilcullen Road, and all ancillary works and signage on elevation, all at The Cottage, Highland View Terrace, Fairgreen, Naas, County Kildare.

Decision

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

Reasons and Considerations

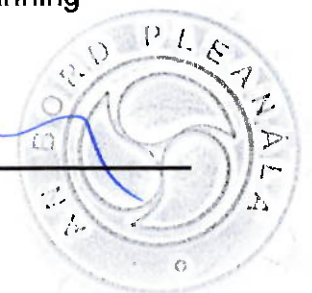
The proposed development is located within the Core Regeneration Area of Main Street as identified in the Naas Local Area Plan 2021-2027, where it is a Key Design Principle that any new urban form be of high-quality design and respect the scale, massing and fine grain of the surrounding buildings. It is considered that the proposed development due to the scale, massing and unsympathetic design features, which includes a gap in the streetscape to provide vehicular access to the rear of the site, would be inconsistent and out of character with existing development and would seriously injure to the visual amenities of the area. The proposed development would set an undesirable precedent for similar development in the future and would, therefore, be contrary to the proper planning and sustainable development of the area.

Furthermore, having regard to the location of the proposed development, in an area where higher priority is proposed for pedestrian and cyclist safety and the proximity of the proposed entrance to a pedestrian crossing facility, it is considered that the additional turning movements that would be generated by the proposed development onto the adjoining public road, taken in conjunction with the restricted width of the proposed entrance to the site, which is incapable of safely accommodating two-way traffic, the proposed development would give rise to queueing of vehicles, which would interfere with the safety and free flow of traffic on the public road and endanger public safety by reasons of traffic hazard and obstruction of road users. 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 1st day of July 2024.