



An
Bord
Pleanála

Board Order ABP-320103-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/129

Appeal by Aine and Mark Cooney of Hillview, 85 Newtown Road, Maynooth, County Kildare against the decision made on the 10th day of June, 2024 by Kildare County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single storey extension to the side and rear, as well as a porch to the front of existing semi-detached bungalow dwelling with an attic conversion to home gym and storage and all associated site works, all at Hillview, 85 Newtown Road, Maynooth, County Kildare.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the design, layout and scale of the proposed development, which comprises the construction of a single storey side/rear extension, and to the variations in design, layout and scale of dwellings in the immediate locality, it is considered that the development, as proposed, subject to the omission of condition number 2, would not seriously injure the visual or residential amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to retain the condition, the Board was not satisfied that the increased ridgeline, as proposed, would adversely distort the scale or mass of the dwelling, or have an overbearing impact on neighbouring properties, as contemplated in section 15.4.12 (Extensions to Dwellings) of the Kildare County Development Plan 2023-2029.



Declan Moore

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

Dated this 10th day of December 2024.