

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24134

Appeal by Barry Harrington care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 13th 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: Alterations to existing hip roof to create extended ridgeline with gable roof to side to accommodate attic stairs to allow conversion of the attic into a non-habitable storage with dormer to rear roof and roof windows to front roof all with associated ancillary works at 19 Glen Easton Gardens, Leixlip, 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 to REMOVE condition number 2 and the reason therefor.

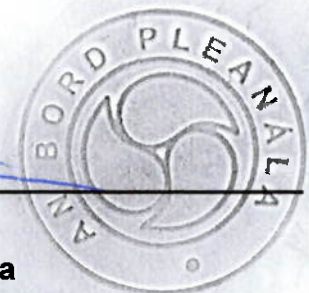
Reasons and Considerations

The Board considered, having regard to the scale and design of the dormer as proposed, and subject to compliance with all other conditions set out under planning authority reference 24/134, that the removal of condition 2 of the planning authority grant of permission would not affect the visual or residential amenities of the area, would accord with the provisions of Kildare County Development Plan 2023-2029 and would, therefore, be in accordance with 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 24th day of October, 2024.