



An
Bord
Pleanála

Board Order ABP-320739-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/201

Appeal by Jami Joseph care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 14th day of August, 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: Retention of existing attic floor of existing end-of-terrace two-storey house for use as non-habitable office/study and a shower room and all associated site works, all at 1 The Green, Elsmore, Naas, 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(b) and the reason therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the matters raised in the grounds of the appeal, and the provisions of the Kildare County Development Plan 2023-2029, it is considered that, subject to the removal of condition number 2(b) of the planning authority's decision, the proposed development would be in accordance with the proper planning and sustainable development of the area and would not adversely impact or detract from the visual and residential amenities of the area.



Emer Maughan

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

Dated this 24th day of February 2025.