



An
Coimisiún
Pleanála

Commission Order

ABP-321947-25

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/162

Appeal by Conor McGregor care of Tyler Owens Architects of The Mash House, Distillery Road, Dublin against the decision made on the 29th day of January, 2025 by Kildare County Council to refuse permission.

Proposed Development: Demolition of existing detached two-storey five-bedroom dwelling on site. Construction of a replacement two-storey over-basement (with swimming pool and cinema) six-bedroom detached dwelling with part mezzanine level over first floor. Proposed dwelling to include pitched roof with parapets, balconies, bay windows, covered terraces, porches and roof lights. Construction of a fully sunken basement independent of the proposed dwelling to include car-parking, games area, bar, ancillary rooms, ramped driveway (accessed from existing vehicular access off public road) and staircase to ground level and three number above ground roof-lights. External swimming pool to the rear of new proposed dwelling. Other works to include landscaping, drainage, boundary treatments, access roads within site, driveway amendments within site, and all necessary ancillary works to facilitate the development, all at The Paddocks and 5 Castledillon Lower, Straffan, County Kildare.

Decision

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

Reasons and Considerations

Having regard to the scale and massing of the proposed development relative to the scale of the existing dwelling on the site, which is proposed for demolition, as well as the nature and scale of other dwellings on adjacent sites in the vicinity, and having regard to the location of the site within the River Liffey Landscape Character Area (Kildare County Development Plan 2023-2029) on lands designated as Class 4 'Special' sensitivity landscape that have a 'low capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape having regard to special sensitivity factors', where it is an objective to protect and enhance the visual amenity and natural character of the area, it is considered that, by reason of its bulk, scale and massing, the proposed development would appear visually incongruous in this sensitive landscape area, would seriously injure the visual and rural amenities of the area, and would set a precedent for out-of-scale replacement dwellings in the rural area. Furthermore, it is considered that the proposed demolition of a large detached rural dwelling, and its replacement with a substantially larger structure, would be contrary to the planning authority's Rural House Design Guide, as set out at Appendix 4 of the Kildare County Development Plan 2023-2029, which promotes the re-use, adaptation or extension of rural structures, where possible, as an alternative to their demolition and replacement. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to grant permission as recommended by the Inspector, the Commission considered that the design of the proposed development did not have sufficient regard to the 'Special' sensitivity landscape context of the site. The Commission further considered that the proposed development would be out of scale and character with adjacent residential properties in this rural area and that the applicant failed to adequately justify the complete demolition of a substantial detached residential property and its replacement with a significantly larger structure as opposed to the sensitive adaptation or extension of the existing dwelling in accordance with the policy of the planning authority, as set out in the Rural House Design Guide of the Kildare County Development Plan 2023-2029.

Mary Gurrie

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *30* day of *June* 2025.