

An
Coimisiún
Pleanála

Commission Order
ABP-322361-25

Planning and Development Acts 2000 to 2025

Planning Authority: Kildare County Council

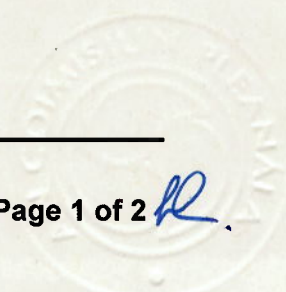
Planning Register Reference Number: 24380

APPEAL by Richard and Anne Bell care of David Mulcahy Planning Consultants Limited of 67 Old Mill Race, Athgarvan, Newbridge, County Kildare against the decision made on the 31st day of March 2025 by Kildare County Council to refuse permission.

Proposed Development: Retention for change of use from garage and office (granted under file register reference 21/1763) to residential use and connection to public sewer and watermain. Permission for subdivision of site to include divisional fencing with screen landscaping to perimeter and all associated site works plus the creation of one extra car parking space by the removal of remaining section of front boundary wall, at Grove House, College Park, Newbridge, County Kildare.

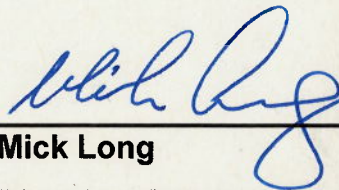
Decision

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



Reasons and Considerations

1. Having regard to the restricted size and configuration of the site, the limited site access and servicing arrangements through a narrow passageway, its relationship with neighbouring properties, and the positioning of the dwelling proposed for retention to the rear of an existing dwelling house, it is considered that the proposed development would constitute haphazard and disjointed development, would seriously injure the residential amenity of the adjoining dwelling house and would not comply with Section 3.8 Protecting Existing Residential Amenity and HO O6 of the Kildare County Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed alterations to the front boundary of the existing house, to accommodate the car-parking requirement for the dwelling to be retained, it is considered that the proposed development would constitute haphazard and disjointed development, would seriously injure the residential amenity of the adjoining dwelling house and would pose a risk to traffic and pedestrian safety. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Planning Commissioner of An Coimisiún

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

Dated this 6th day of August 2025.

