

An
Coimisiún
Pleanála

Commission Order
ABP-322527-25

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 2560182

APPEAL by Noel Rochford care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 17th day of April 2025 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: Retention permission for existing two storey side extension with attic conversion as constructed, with permission to separate existing two-storey side extension with attic conversion as an independent two-storey semi-detached house with front façade amendments to suit and all associated site works at 5 Rochford Green, Kill, County Kildare.

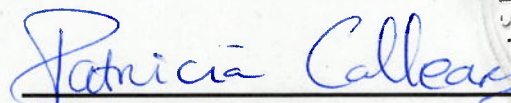
Decision

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

Reasons and Considerations

Having regard to the zoning objective for the site under the Kildare County Development Plan 2023-2029, the provisions of Section 15.4.12 of the plan relating to extensions to dwellings and Policy HO P6 which promotes residential consolidation subject to good quality accommodation, the proposed development and the development proposed to be retained, by reason of the scale of the development alongside other structures within the site (not indicated on submitted drawings or public notices), would represent a haphazard form of development which would detract from the character of the area and seriously injure the residential and visual amenities of the area. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Furthermore, the proposed development and the development proposed to be retained are not accurately shown on the plans and particulars submitted with the application and are not referred to within the public notices, which are therefore inadequate. It is considered that it would be inappropriate to grant planning permission under these circumstances.



Patricia Calleary

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 15th day of September 2025.