



An  
Coimisiún  
Pleanála

Commission Order  
ACP-322949-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 2461220**

**Appeal** by Dragana and Domagoj Vodomin against the decision made on the 9<sup>th</sup> day of June 2025, by Kildare County Council to grant, subject to conditions, a permission to Derek and Emily Keenan in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Conversion of an attic to a room incorporating a dormer extension to the rear of the house, associated internal works, and associated site works, all at 16 Castle Village Rise, Celbridge, County Kildare.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the residential zoning objective, the established pattern of development in the area and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have an adverse impact, or an overbearing effect on the residential amenity of neighbouring properties, has regard to the form and scale of the existing dwelling, would not provide for new overlooking or loss of privacy below reasonable levels, and would not overshadow the adjacent dwelling (15 Castle Village Rise) to the degree that there would be a significant decrease in daylight entering into the house, and therefore complies with Section 15.4.12 (Extensions to Dwellings) Development Management Standards of the Kildare County Development Plan 2023-2029. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 8<sup>th</sup> day of April 2025 and on the 13<sup>th</sup> day of May 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall be amended as follows:
  - (a) The rear-facing dormer structure shall be a maximum of 4000 millimetres wide externally and a minimum of 900 millimetres from the shared eastern boundary.
  - (b) The roof of the dormer structure shall be set down below the existing ridge height of the dwelling.

**Reason:** In the interest of visual amenities.

3. Details of the materials, colours, and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.

5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and surface water management.

6. All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area.



**Emer Maughan**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this 11<sup>th</sup> day of March 2026.