

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/60903

Appeal by Robert Wardell against the decision made on the 26th day of September, 2025 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: Change of use from agricultural stables to ancillary domestic use to the main house. The development consists of the following: (1) single storey extension of 35 square metres to the side of existing structure to provide a living area, (2) single storey extension to the front of the house of 7.4 square metres to provide a larger kitchen and bedroom, (3) entrance porch of 6.6 square metres, and (4) exterior insulation to existing structure and ancillary works to services to the structure, all at Portolino, Hazelhatch, Celbridge, County Kildare.

Decision

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

f.c.

Reasons and Considerations

The site is located in an area designated 'Zone 1 - Areas under Strong Urban Influence' of the Kildare County Development Plan 2023-2029, as set out in the relevant national policies and guidance, including National Policy Objective 19 of the National Planning Framework (2018) and the Sustainable Rural Housing Guidelines for Planning Authorities (2005). Having regard to the documentation submitted with the planning application and the appeal, the Commission is not satisfied that the applicant has a demonstrable social need to live in this rural area as the applicant currently owns a dwelling and was previously granted permission for a rural dwelling in County Kildare. The applicant does not come within the scope of the local need criteria as set out in the development plan. It is considered that the proposed development for the change of use from agricultural stables to ancillary domestic use to the main house, if permitted, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, would be contrary to Policy HO P11 and Objective HO O43 of the Kildare County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

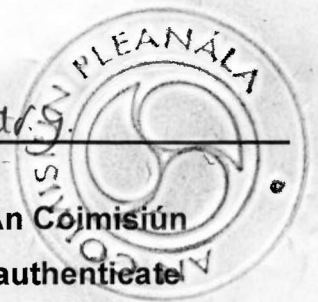
Patricia Callear

Patricia Callear

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 19th day of May 2026.