

An  
Coimisiún  
Pleanála

**Commission Order**  
**PL-500983-KE-26**

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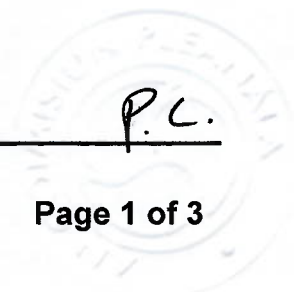
**Planning and Development Act 2000, as amended**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 25/60918**

**Appeal** by Mairead Grogan against the decision made on the 26<sup>th</sup> day of February, 2026 by Kildare County Council to refuse permission.

**Proposed Development:** Construction of a two-storey rear extension to existing two-storey house, construction of a two-storey front extension to existing two-storey house, removal of two-storey gable end front projections to existing house, construction of extended parapet walls and cappings to existing wall plate level to existing house, amendments of existing side fenestrations with new doors and windows at ground and first floor level, nappe plaster band details around all doors and windows, removal of front stone and brick façade with replacement nappe plaster, construction of single storey side extensions to existing two-storey house, installation of new secondary effluent treatment system and all associated site works, all at Blackwood, Robertstown, County Kildare.



## Decision

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

## Reasons and Considerations

The proposed development, by reason of its chosen design response, including its excessive mass, scale, bulk and proportions, would be visually intrusive and incompatible with the established rural character of the area and would not comply with the design principles of the Rural Design Guide, Appendix 4 of the Kildare County Development Plan 2023-2029, in particular Section 8 which refers to Extensions and Section 5 Architectural Elements. The proposed extension and alterations would, therefore, contravene Objective HO O6, as well as the principles set out in Section 15.4.12 and Appendix 4 (Rural House Design Guide) of the Kildare County Development Plan 2023–2029. If permitted, the development would set an undesirable precedent for similar inappropriate forms of development in Kildare and would, therefore, be contrary to the proper planning and sustainable development of the area.

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In disagreeing with the Inspector's findings, while the Commission noted and agreed with the Inspector that Objective HO O48 encourages the appropriate re-use and adaptation of the existing rural residential building stock as a sustainable alternative to new build, the Commission did not find that the chosen design respects a sustainable or appropriate architectural design response by reason of its excessive mass, scale and bulk and poor proportions (including the excessive mass and bulk of the primary roof and the two storey roof extension). Accordingly, the Commission concluded that the presented design would not meet the principles set out in Section 15.4.12 and Appendix 4 (Rural House Design Guide) of the Kildare County Development Plan 2023–2029.



**Patricia Calleary**

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

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