

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/61396

Appeal by Marie-Therese Dunne and Ken Coonan against the decision made on the 15th day of June, 2026 by Kildare County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of single storey extensions consisting of extending the four existing gables, an extension to the rear, repositioning the entrance from the side to the front of the house. Floor area of existing dwelling 97.6 square metres, floor area of proposed extensions 120.9 square metres, providing an overall floor area of 218.5 square metres, all at The Bungalow, Green Avenue, Newlands North, Naas, County Kildare.

Decision

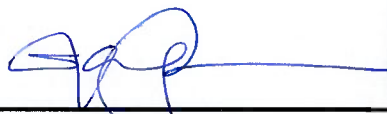
Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 4 so that it shall be as follows for the reason set out.

4. Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority, a landscape plan for the eastern boundary of the site. The plan shall identify the hedging to be retained and the extent of any hedging to be removed in order to facilitate the construction of the eastern extension, shall specify the measures to be taken to protect the retained hedging during the course of construction and shall provide for replacement planting (native species) of a length at least equal to that of any hedging that may be removed, to be carried out in the first planting season following the completion of the development. The development shall be carried out in accordance with the agreed plan.

Reason: In the interests of the protection of the existing boundary hedging, of biodiversity and of the visual amenities of the area.

Reasons and Considerations

Having regard to the rural location of the site, to the provisions of the Kildare County Development Plan 2023 - 2029 (as varied), to the single storey scale and symmetrical design of the proposed extension and its relationship with the existing dwelling, to the absence of window openings in its eastern elevation, to the separation distance in excess of 20 metres between the extension and the dwelling to the east, to the mixed species and double planted character of the hedging along the eastern boundary and the limited extent of that hedging likely to be affected by the development, and to the extent of hedging which would be retained on both sides of that boundary, it is considered that the proposed development would not seriously injure the residential amenity of the dwelling to the east, or of property in the vicinity, would not adversely affect the character or visual amenities of the area, and would not significantly affect biodiversity. The concerns which the planning authority sought to address by way of condition number 4 can be adequately addressed by a condition requiring the submission and agreement of a landscape plan for the eastern boundary, and requirements of the extant condition number 5 that none of the hedgerow can be removed unless agreed in writing with the planning authority. The omission of the eastern extension comprising Bedroom 4 and the Dressing Room is, therefore, not warranted.



Emer Maughan

Planning Commissioner of An Coimisiún

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



Dated this 12th day of October 2026.