



An
Bord
Pleanála

Board Order 09.RL.3560

Planning and Development Acts 2000 to 2017

Planning Authority: Kildare County Council

Planning Register Reference Number: ED614

WHEREAS a question has arisen as to whether the alterations to the side and rear of a detached dwellinghouse at 17 Woodlands, Maynooth, County Kildare is or is not development or is or is not exempted development:

AND WHEREAS Christina Gormley care of RH Building Consultants of Five Roads, Skryne, Tara, County Meath requested a declaration on the question from Kildare County Council and no declaration issued by the planning authority:

AND WHEREAS the said Christina Gormley referred the question for decision to An Bord Pleanála on the 15th day of March, 2017:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to -

- (a) Sections 2(1) and 3(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (c) the nature of the works, and
- (d) the pattern of development in the area:

AND WHEREAS An Bord Pleanála has concluded that -

- (a) the works carried out, which include alterations to the rear and side elevations of the dwellinghouse, constitute works and are, therefore, development, and
- (b) the development carried out consists of works which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (b) of the 2000 Act, hereby decides that the alterations to the side and rear of a detached dwellinghouse at 17 Woodlands, Maynooth, County Kildare are development and are exempted development.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017