

KILDARE COUNTY COUNCIL

PLANNING REPORT

Planning Report



Planning Ref. No.:2660151

Name of Applicant	Damian & Rhonda Duffy
Address of Development	Timbervale Killeel Co. Kildare
Submission Type	New Application
Type of Permission	Permission
Application Date	18/02/2026
Date Inspected	27/03/2026
Due Date	14/04/2026
Site Size	0.226ha
Proposed Development	Proposed development consists of planning permission (A) To part demolish the existing storey dwelling (B) To extend, renovate & re-roof the existing single storey dwelling incorporating rooms at attic floor level (C) To part demolish the existing single storey garage (D) To re-roof the remainder of the existing garage, incorporating a carport and storage at attic floor level and (E) To re-roof existing outbuildings to rear and for all associated site development works.

Based on the Site Notices and Documentation submitted, the Proposed Development Comprises:

1. A full redevelopment, reconfiguration and re-modelling of the existing dwelling on site. The roof profile, the footprint and all four elevations of the existing single storey dwelling will be significantly altered beyond recognition. These modifications include:
 - a. The entire roof profile will be modified to provide for accommodation at first floor level, the uses of this space (with a stated floor area of 88.50sqm)

includes a master bedroom, bedroom no. 4, an ensuite bathroom, a walk-in closet, a shower room, an office, stairs and landing and a mezzanine living area, with the ridge height to be increased from 4.40m to 6.9m

- b. The front elevation will be modified to include two dormers and four rooflights will be provided within the roof profile, a large two storey hallway/entrance, with the existing window openings to be significantly remodelled.
 - c. The rear elevation will be modified to include 1 no. dormer and 3 no. rooflights to be provided within the new roof profile).
 - d. The side elevations (southwest and northeast) will be modified to include a total of 5 no. of remodelled window openings and window features
2. The existing dwelling is currently finished with cobbled stone and plaster finish and a tile finish for the roof. The proposed materials and finishes include NAP plaster finish and a pressed metal finish.
 3. Part of the existing garage/car port with a floor area of approximately 50.5sqm will be demolished and modified to include a two-storey store/shed with a total floor area of 40sqm and a stated ridge height of 5.9m and a car port.
 4. The demolition with a total floor area of approximately 81.67sqm includes the existing kitchen area to the front of the dwelling, the garage/car port, the curved bay area in the lounge and the sunroom to the rear of the existing dwelling.

Site Location and Context

The subject site, measuring approximately 0.226ha in extent, is located approximately 4.3km to the west of the Kill Town Centre and is located in an area that can be categorised as rural – agricultural.

The subject site is a single storey residential dwelling with a tarred Driveway and vehicular access to the front, private open space to the front and rear and boundary treatments. The site gains vehicular access from L-2018 which has been classified as a local primary road. The site is undulating and slopes down from the road by 1m at the front and 2m to the rear.

Johnstown Golf course is located approximately 3.19Km north of the subject site and Naas racecourse is located approximately 6.7km west of the subject site.

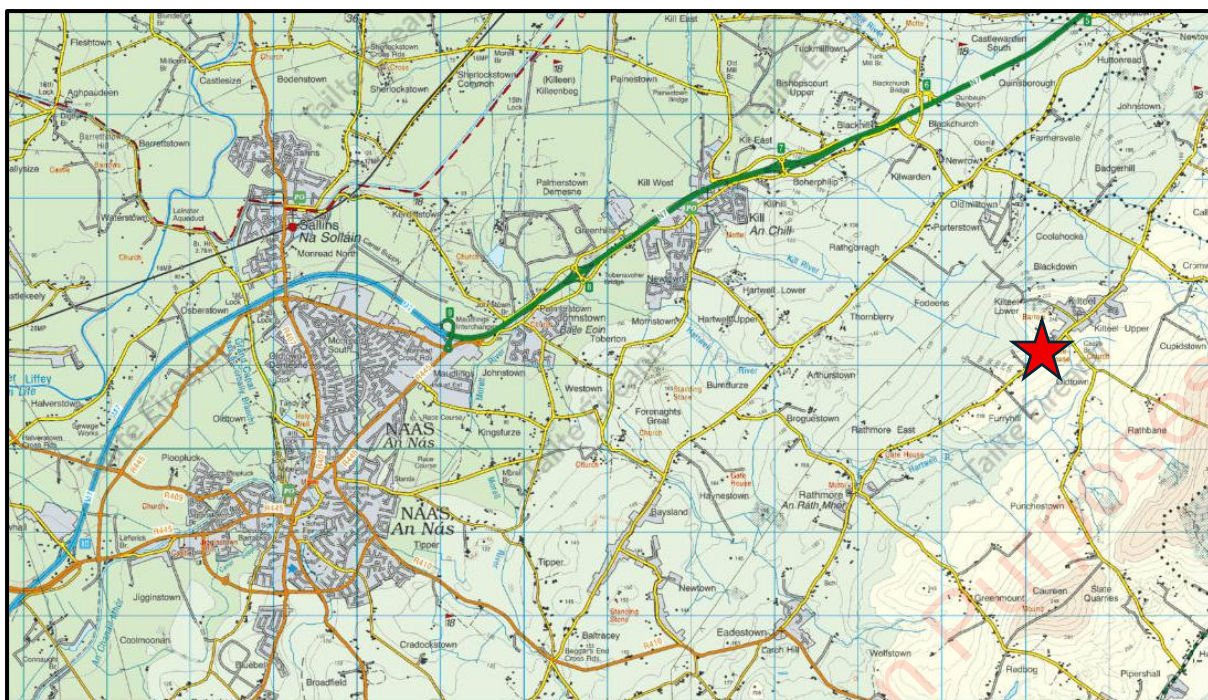


Figure 1: Site Location map (subject site denoted with red star)



Figure 2: Aerial of Site - Image from GIS (application site denoted in yellow)

Site Services

Water:	Existing Group Water Scheme
Wastewater:	Existing Conventional Septic Tank System
Surface Water:	Soak pit

Zoning

The lands are not zoned. Section 9.3 of the Kildare County Development Plan 2023-2029, notes if land is not within an identified settlement and is not otherwise zoned, the use of such land shall be deemed to be primarily agriculture.

Built / Natural Heritage / Flooding

Built Heritage	There are no protected structures within 500m of the application site.
Archaeological Heritage	There are 17 No. sites/monuments located within 500m of the subject site. KD02684 – Gatehouse is located within 212m of the subject site.
Landscape Character Area	Eastern Uplands (Sensitivity Class 3.0)
Flood Data	No Flood risk data could be traced to the subject site.

Appropriate Assessment

The nearest Special Area of Conservation site is the Poulaphouca Reservoir SPA, Kildare SAC located approximately 5.879km to the southeast of the application site at the nearest point. A screening for Appropriate Assessment accompanies this report which concludes that a Stage 2 AA (NIS) is not required.

Environmental Impact Assessment

Having regard to the nature and scale of the proposal, a preliminary screening has concluded that EIA is not required. Having regard to Sections 172 and 176 of the Planning and Development Act, 2000 (as amended) and Article 102 and Schedules 5 & 7 of the Planning and Development Regulations, 2001 (as amended), a preliminary examination of the nature, size and location of the proposed development has been carried out which concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that EIAR is not required.

Relevant Planning History

No Planning history could be traced to the site or for the dwelling on the site.

*The applicant should be requested to submit all Planning references pertaining to the site – **Further Information.**

Relevant Planning Enforcement

None

Pre-Planning Meeting

No preplanning consultation indicated.

Submissions / Observations / Representations

No submissions, observations, or representations received.

Internal Reports

This application was referred to the following departments and prescribed bodies. Reports summarised as indicated below.

Internal Departments	
Area Engineer	No report received at the time of drafting this report.
Chief Fire Officer	Received – 31/03/2026 – No objections
Environment Department	Received – 25/02/2026 – No objections subject to conditions
Water Services	Received – 05/03/2026 – No objections subject to conditions
Transportation Department	Received – 10/03/2026 – No objection subject to conditions

Prescribed Bodies	
Uisce Éireann	No report received at the time of drafting this report

Relevant Policy Context

Kildare County Development Plan 2023 – 2029

The most relevant chapters and respective policies and objectives are outlined below.
Chapter 15- Development Management Standards

15.4.12 Extensions to Dwellings

Adapting residential units through extensions can sustainably accommodate the changing needs of occupants subject to the protection of residential and visual amenities. A well-designed extension can provide extra space, personalise and enhance the appearance of a dwelling. It would not be practical to set out a prescriptive approach to the design of extensions that would cover every situation, nor is it desirable to inhibit innovation or individuality. The following basic principles shall be applied:

- The extension should be sensitive to the appearance and character of the house and the local area (urban or rural).
- The extension shall have regard to the form and scale of the existing dwelling and should not adversely distort the scale or mass of the structure.
- The design and scale should have regard to adjoining properties.

- A flexible approach will be taken to the assessment of alternative design concepts and high-quality contemporary designs will be encouraged. A different approach may apply in the case of a Protected Structure, structures with significant heritage or within an Architectural Conservation Area.
- In rural areas, the design of extensions should have regard to the Key Principles set out in Appendix 4 Rural House Design Guide.
- The extension should not provide for new overlooking or loss of privacy below reasonable levels to the private area of an adjacent residence.
- The cumulative impact of the existing extent of overlooking and the overlooking that would arise as a result of any proposed extension need to be considered.
- The extension should not have an overbearing impact on neighbouring properties. Large extensions, particularly if higher than one storey, should be moved away from neighbouring property boundaries.
- New extensions should not overshadow adjacent dwellings to the degree that there is a significant decrease in daylight or sunlight entering into the house.
- An adequate area of private open space, relative to the size of the dwelling should be retained, generally not less than 25sq.m.
- Where required, it will be necessary to demonstrate that the existing on-site wastewater treatment system serving the main dwelling can facilitate the additional loading from the proposed extension. Where this cannot be demonstrated, it will be necessary for the on-site wastewater treatment system to be upgraded as part of the development proposal.

15.4.13 Domestic Garage / Store / Home-Work Pod / Garden Room

The development of a domestic garage/store/home-work pod /garden room for use ancillary to the enjoyment of a dwelling house will be considered subject to compliance with the following standards:

- The domestic garage/store/home-work pod /garden room shall be single storey only, with a maximum gross floor area of 40m² and a maximum ridge height of 5m.
- The unit shall generally be located behind the front building line of the existing dwelling.
- The design and external finishes of the unit shall generally be in keeping with that of the dwelling house.
- The unit shall only be used for purposes ancillary to the enjoyment of the dwelling house and not for human habitation.
- The Planning Authority may consider exceptions to the criteria above having regard to the need for the development and the location and characteristics of the subject site.

Summary of Planning Issues and Key Assessment

In determining the merits of this application, the following factors were considered, each of which is discussed in detail below:

- Principle of Development and zoning
- Description of Works
- Existing Structure on the site
- The Overall Layout and Design

Principle of Development and zoning

The site is located on unzoned lands. Section 9.3 of the Kildare County Development Plan 2023-2029, states that if land is not within an identified settlement and is otherwise not zoned, the use of such land shall be deemed to be primarily agriculture.

Having regard to the nature of the proposed development (part demolish and extend, renovate and re-roof the **existing single storey dwelling**) on lands that have an established residential use, it is considered that the principle of the proposed development is deemed to be generally acceptable, subject to an assessment of the policy and objectives in the County Development Plan.

Description of Works

The site notices do not appear to accurately describe all the works on site. The proposed description represents a full remodelling. It is unclear if the original structure is to be demolished as the drawings indicate that nothing / minimal elements of the original structure will remain in situ. **Further Information.**

Existing Structure on the Site

The submitted drawings indicate there are 3 No. existing sheds with a total floor area of approximately 20sqm, no planning history could be traced for these sheds, and the Applicant should be requested to provide further information in relation to all relevant planning permissions pertaining to the site, including the existing single-storey dwelling. **Further Information.**

The Overall Layout and Design

The proposed development has been assessed against Section 15.4.12 Extensions Dwellings of the Kildare County Development Plan 2023 – 2029:

1. The proposed extension does not appear to be sensitive to the appearance and character of the existing house and would significantly change the character / design.
2. The proposed extension does not appear to have regard to the form and scale of the existing dwelling and the increase in bulk, scale and mass, especially the

change in the roof profile would adversely distort the scale and mass of the structure.

3. The design and scale which appears to represent a new two storey dwelling structure at a location where there are adjacent single storey structures does not appear to have regard to adjoining properties.
4. A flexible approach can be considered in the assessment of alternative design concepts and high-quality contemporary designs will be encouraged. However, in this instance having regard to the topography where the existing house is situated neatly into the rural landscape the alternative design in this instance may not be acceptable. The Applicant should be requested to demonstrate how the new dwelling house structure will be incorporated into the landscape, especially having regard to its location within the Eastern Uplands area, where it is policy to protect High Amenity areas from inappropriate development and reinforce their character, distinctiveness and sense of place.
5. In rural areas, the design of extensions should have regard to the Key Principles set out in Appendix 4 Rural House Design Guide. The Applicant should be requested to demonstrate how the proposed development complies with section 8 of these guidelines.
6. The extension should not provide for new overlooking or loss of privacy below reasonable levels to the private area of an adjacent residence. It would appear that a bedroom window and toilet in the northeast elevation at first floor level would give rise to unnecessary overlooking. The Applicant should be requested to submit revised proposals to mitigate these concerns.
7. The extension should not have an overbearing impact on neighbouring properties. Large extensions, particularly if higher than one storey, should be moved away from neighbouring property boundaries. It has been challenging to assess whether or not the residential amenity of the neighbouring dwelling would be significantly impacted by the proposed development of the site, due to the increase in height and due to the lack of spot levels and contour information. Furthermore, the contiguous drawings appear to indicate an existing tree within these two properties where upon subsequent site inspection it shows that there is an existing hedgerow on the northeastern boundary line. Similarly to the above point it cannot be assessed whether or not the proposed works would overshadow the adjacent dwelling to the northeast. The Applicant should be requested to comment and to submit revised drawings with contours/spot levels.
8. There will be an adequate area of private open space, relative to the size of the dwelling, this is considered acceptable.
9. The existing house has 4 no. of bedrooms and there will be no increase in the number of bedrooms and therefore it is not considered necessary to demonstrate that the existing on-site wastewater treatment system serving the main dwelling can facilitate the additional loading from the proposed extension.

Proposed Garage Structure

The proposed development appears to indicate the addition of a two-storey shed with a total floor area of approximately 40.35sqm bringing the total floor area (including the 3 existing sheds and excluding the proposed car port which has a floor area of approximately 18.5sqm) to 60sqm.

Section 15.4.13 of the County Development Plan requires that “The **domestic garage/store/home-work pod/garden room** shall be **single storey only, with a maximum gross floor area of 40m²** and with a **maximum ridge height of 5m**. The Applicant should be requested to submit proposals that comply with the current county development plan policy.

Conclusion

Having regard to the nature of the proposed development (part demolish and extend, renovate & re-roof the existing single storey dwelling) where the proposed development has not demonstrated compliance with County Development Plan policies and Appendix 4 Rural House Design Guide and the concerns relating to significant impact on the rural character and amenity of the adjacent property and potential impact on visual amenity, the concerns relating to planning history of the existing dwelling and the total floor area and the concerns relating to the significant visual impact, **Further Information** is required.

Recommendation

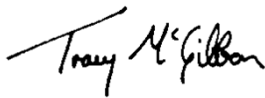
It is recommended that **Further Information** be requested as follows:

1. It is considered, having reviewed the drawings and the existing structure(s) on the site, that a full redevelopment, reconfiguration and re-modelling of the existing dwelling is proposed rather than an ‘extension’ (as defined/outlined in Section 15.4.12 of the Kildare County Development Plan). The roof profile, the footprint and all four elevations of the existing single-storey dwelling would be significantly altered beyond recognition. The site description does not appear to accurately describe the proposed works, and it would appear that an entirely new dwelling is being proposed. The Applicant is therefore requested to:
 - a. review, clarify and if necessary, submit revised site notices that clearly describe the extent of the proposed development / works. Note to the Applicant: please note that these may require revised site notices.
 - b. to submit revised elevational and floor plan drawings clearly identifying all new development / works on a single drawing (colour all modifications). These should include all changes to the elevations including widening/narrowing/lengthening/shortening of windows and doorways.
 - c. The Applicant is requested to submit a structural engineer’s report from a competent engineer demonstrating that the proposed works can be constructed without negatively impacting the integrity of the existing single storey dwelling structure.

- d. Demonstrate compliance with County Development Plan policies and objectives (including (not exhaustive) HO O48, HO P12, HO O53, HO P17, HO P20 and Appendix 4 of the Rural house design guide) and should note that proposals should be sensitive to the appearance and character of the existing house, form and scale of the existing dwelling.
 - e. Demonstrate how the new structure will be incorporated into the landscape, especially having regard to its location within the Eastern Uplands area, where it is policy to protect High Amenity areas from inappropriate development and reinforce their character, distinctiveness and sense of place.
2. The drawings submitted with this application have not included enough information with regards to contours and site topography to allow for a full assessment of the proposed structure to be carried out, nor how it would fit within the landscape. The Applicant is therefore requested to submit the following revised drawings indicating the following:
- a. Cross sectional drawings (northwest to the southeast across the site) of:
 - i. The existing dwelling within the site and
 - ii. The proposed development within the overall site
 - b. A revised site layout plan overlaid onto a contour plan or provided with multiple spot levels (including levels of adjacent landholdings).
3. It would appear that a bedroom and toilet window in the northeast elevation at first floor level would give rise to unnecessary overlooking and that the close proximity of the new two-storey element to an existing single-storey structure may give rise to overshadowing (depending on a full assessment of the levels across the site). The Applicant is requested to submit revised proposals to mitigate these concerns.
4. **Section 15.4.13** of the County Development Plan outlines specific requirements for the development of shed/storage/garage structures. The Applicant is requested to submit revised domestic shed/storage/garage drawings/proposals that demonstrate compliance with this section of the County Development Plan policy.
5. The Applicant is requested to submit all planning permission references pertaining to the site, including that of the dwelling house and outbuildings.



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09/04/2026



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