



Date: 17/07/2026
Pl. Ref.: 26/60151

Damian & Rhonda Duffy,
c/o Seamus Tutty,
Silverhills,
Ballymore Eustace,
Naas,
Co. Kildare. W91NP21.

Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)

Planning Register Number: 26/60151
Application Received Date: 18/02/2026
Further Information Received Date: 23/06/2026

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 17/07/2026 decided to **REFUSE** PERMISSION for the development of land namely: To part demolish the existing single storey dwelling; To extend, renovate & re-roof the existing single storey dwelling incorporating rooms at attic floor level; To part demolish the existing single storey garage; To re-roof the remainder of the existing garage, incorporating a carport and storage at attic floor level; To re-roof existing outbuildings to rear and for all associated site development works at **Timbervale, Kilteel, Naas, Co. Kildare** for the **2 reasons** set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 17/07/2026

D. H. Smith

Senior Executive Officer, Planning
Kildare County Council

Any appeal against the decision of a Planning Authority under Section 37 of the Planning & Development Act 2000 (as amended) may be made to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1. First and third party objections must be received by An Coimisiún Pleanála within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later, even within the time limit.

Any appeal made within the statutory appeal period to An Coimisiún Pleanála will be invalid unless accompanied by

- 1 Confirmation of submission to Planning Authority
- 2 The correct statutory fee, (Fees payable to An Coimisiún Pleanála on or after 5th September, 2011)
 - (i) Appeal by 1st party relating to commercial development where the application included the retention of development - €4,500 or €9,000 if an EIAR or NIS involved.
 - (ii) Appeal by 1st party relating to commercial development (no retention element in application) - €1,500 or €3,000 if an EIAR or NIS involved.
 - (iii) Appeal by 1st party non-commercial development where the application included the retention of development - €660
 - (iv) Appeal by 1st Party solely against contribution condition(s) – (2000 Act and amendments Section 48 or 49) - €220
 - (v) Appeal following grant of leave to appeal
 - (vi) An Appeal other than referred to in (i) to (v) above - €220

This guide does not purport to be a legal interpretation of the fees payable to An Coimisiún Pleanála. Please contact An Coimisiún Pleanála for further information.

Planning Permission is sought to part demolish the existing single storey dwelling, To extend, renovate & re-roof the existing single storey dwelling incorporating rooms at attic floor level; To part demolish the existing single storey garage; To re-roof the remainder of the existing garage, incorporating a carport and storage at attic floor level; To re-roof existing outbuildings to rear and for all associated site development works at Timbervale, Kilteel, Naas, Co. Kildare – Damian & Rhonda Duffy – 26/60151

Permission is REFUSED for the following reasons:

1. Having regard to Section 15.4.12 and Appendix 4 (Rural House Design Guide) of the Kildare County Development Plan 2023-2029, the proposed development, by reason of its scale, form and siting, would result in a visually dominant structure that would not integrate satisfactorily into the landscape and would be out of character with the rural setting of the area. The plans and particulars submitted indicate that significant filling, regrading and levelling of the site would be required. As such, the proposal fails to respond appropriately to the natural topography of the site and would result in excessive and visually intrusive site works. Furthermore, the development would not represent an enhancement of the site and, notwithstanding the limited architectural merit of the existing structure, would fail to achieve a design that responds appropriately to the character and sensitivities of the rural landscape. The proposed development would therefore be contrary to Section 15.4.12 and Appendix 4 of the Kildare County Development Plan 2023-2029 and would be contrary to the proper planning and sustainable development of the area.
2. The proposed garage, by reason of its height, scale and floor area would be contrary to the provisions of Section 15.4.13 of the Kildare County Development Plan 2023-2029, would set an undesirable precedent for similar developments of this scale and nature of the rural area and would therefore be contrary to the proper planning and sustainable development of the area.