

**KILDARE COUNTY COUNCIL**  
**PLANNING REPORT**

**Planning Report**



**Planning Ref. No.:26/60439**

|                               |                                                                                                                                                                                                                                                        |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of Applicant</b>      | Kevin Kelly and Jordanna Scanlon                                                                                                                                                                                                                       |
| <b>Address of Development</b> | 35 Rinawade Park, Barnhall, Leixlip, Co. Kildare, W23 E020                                                                                                                                                                                             |
| <b>Submission Type</b>        | New Application                                                                                                                                                                                                                                        |
| <b>Type of Permission</b>     | Permission                                                                                                                                                                                                                                             |
| <b>Application Date</b>       | 22/04/2026                                                                                                                                                                                                                                             |
| <b>Date Inspected</b>         | 09/06/2026                                                                                                                                                                                                                                             |
| <b>Due Date</b>               | 16/06/2026                                                                                                                                                                                                                                             |
| <b>Proposed Development</b>   | The proposed development will consist of:<br><i>“Conversion of existing attic space comprising of modification of existing roof structure, new gable window, new access stairs, 2 no. roof windows to the front and flat roof dormer to the rear.”</i> |

**The Proposed Development Comprises of:**

The proposed development consists of planning permission for the following components:

- An attic conversion with a stated floor area of 27.96sqm. The proposal also includes a new access stairway at the first-floor level.
- Alterations to the existing roof profile to accommodate a dormer extension to the rear and 2 No. velux roof windows to the front
- The public notices do not state the intended use of the space. However, a note included on the ‘Proposed Sections and Details’ drawing states that the conversion of attic space is for storage purposes.

### Site Location and Context

The subject site, measuring approximately 0.026ha in extent, is located in the established residential development of Rinawade Park, to the west of Leixlip. The site comprises a 2-storey semi-detached dwelling.



Site Location map (subject site outlined in yellow)

### Site Services

Water: Existing Public Mains.  
Wastewater: Existing Public Sewer.  
Surface Water: Public Sewer/Drain

### Built / Natural Heritage / Flooding

|                                |                                                                           |
|--------------------------------|---------------------------------------------------------------------------|
| <b>Built Heritage</b>          | None within 300m of the site                                              |
| <b>Archaeological Heritage</b> | There are no sites/monuments located within 300m of the application site. |

### Appropriate Assessment

Having regard to the nature and scale of the proposal and having regard to the location of the site within an established housing development, it is considered that there would be no impact on the integrity of any European Sites / Natura 2000 network. The site is located approximately 600m from the Rye Water Valley/Carton SAC.

### Environmental Impact Assessment

Having regard to the nature and scale of the proposal and having regard to the location of the site within an established housing development, it is considered that there would be no environmental impact.

### Relevant Planning History

No relevant planning history traced to subject site

### 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   |                                     |
|------------------------|-------------------------------------|
| Chief Fire Officer     | No objection                        |
| Area Engineer          | No objection subject to conditions. |
| Environment Department | No objection subject to conditions. |
| Water Services         | No objection subject to conditions. |

| Prescribed Bodies |                                           |
|-------------------|-------------------------------------------|
| Uisce Éireann     | No report received at the time of writing |

### Relevant Policy Context

#### A. 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.

#### **B. Leixlip Local Area Plan 2020-2026 (as extended)**

Objective B 'Existing Residential/Infill' – *"To protect and enhance the amenity of established residential communities and promote sustainable intensification."*

#### **6.3 Building Regulations (2019) Technical Guidance Document F**

Diagram 3: Suggested height of habitable rooms – Floor area of a habitable room must not be less than 50% with a ceiling height of 2.4m

## 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
- The Overall Layout and Design
- Technical Matters

### Principle of Development and Zoning

The subject site is zoned Objective B 'Existing Residential/Infill' under the Leixlip LAP 2020-2026 (as extended).

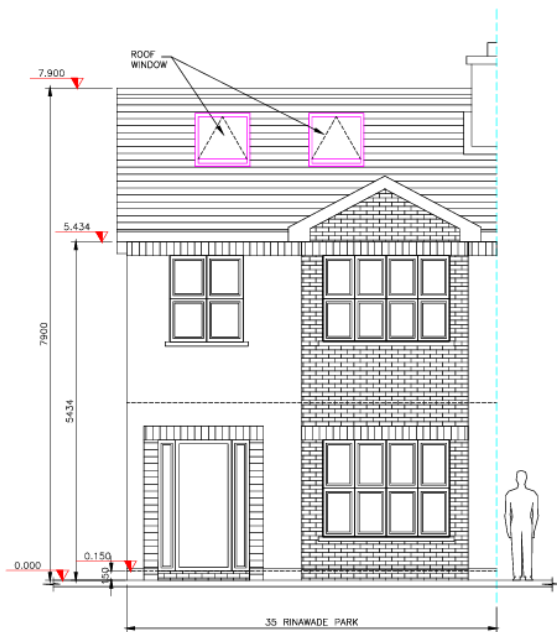
Having regard to the nature of the proposed development (attic conversion, dormer projecting windows and Velux windows) on lands that have an established residential use, it is considered that the principle of the development is considered to be acceptable, subject to an assessment of the policy and objectives in the County Development Plan and protection of the residential amenity.

### The Overall Layout and Design

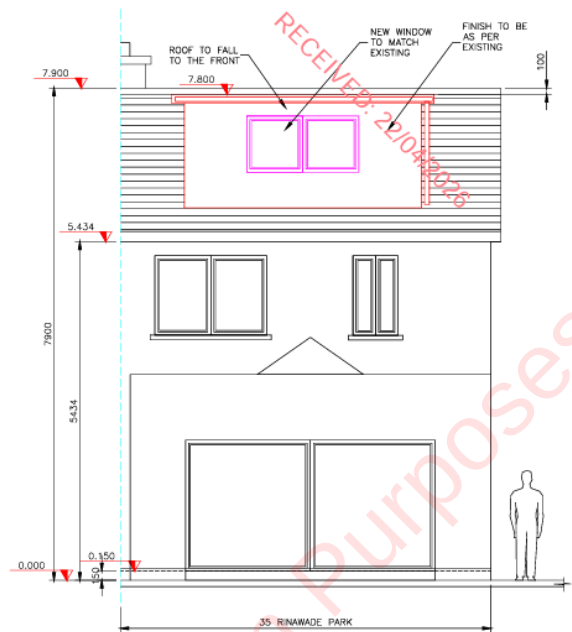
The proposed development seeks permission for the conversion of existing attic space with a stated floor area of 27.96 sqm. The public notices do not state the intended use of the space. However, a note included on the 'Proposed Sections and Details' drawing states that the conversion of attic space is for **storage purposes**.

Permission is also being sought for the following works:

- A new gable window;
- New internal access stairs;
- 2 no. velux roof windows to the front; and
- A dormer roof projection to the rear to facilitate the proposed works.



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

### *Proposed front and rear elevations*

The proposed attic dormer to the rear of the property is set approximately 100mm below ridge height and is set approximately two-tile courses in from the eaves level. The subject site is not highly visible as it is set mid-block. It is considered that the proposed development will not give rise to significant overlooking of adjacent residential properties, subject to the frosting of the gable second floor window. It is considered that the two rooflights in the front elevation will not detract from the visual amenity of the area. The proposed development is compliant with the principles outlined in Section 14.4.12 of the Kildare County Development Plan 2023-2029.

In this regard, the proposed development is considered acceptable, and a grant of permission is recommended **in this instance**, subject to conditions.

### Technical Matters

There are no technical matters arising.

### **Conclusion**

Having regard to the above, the proposed development is considered to be acceptable and is compliant with the policies and objectives as set out in the Kildare County Development Plan 2023-2029 and the Leixlip Local Area Plan 2020-2026 (as extended).

### **Recommendation**

It is recommended that permission be **GRANTED** subject to the following conditions.

**Schedule 1 – Considerations and Reasons on which this Decision is based as required by Article 31 of the Planning and Development Regulations 2001 (as amended).**

Having regard to the policies and objectives of the Kildare County Development Plan 2023-2029, the zoning of the site under the Leixlip Local Area Plan 2020-2026 (as extended), the nature and design of the development and the character of adjoining development, it is considered that the development would not seriously injure the amenities of the area or of property in the vicinity, and if constructed in accordance with the attached conditions, the proposed development would accord with the proper planning and sustainable development of the area.

**Schedule 2 – Conditions to apply**

1. The development shall be carried out in its entirety in accordance with the plans and particulars received by the Planning Authority on 22/04/2026, except where altered or amended by conditions in this permission.

**Reason:** To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. (a) This permission authorises the conversion of the attic space for storage space only. The existing dwelling and the extension shall be jointly occupied as a single housing unit. The extension shall not be subdivided from the remainder of the dwelling nor sold or let as a separate dwelling unit. The overall dwelling shall be used for domestic-related purposes only, and not for any trade, workshop, or other non-domestic use.

(b) The attic space shall be used for domestic storage only.

**Reason:** In the interests of clarity and to regulate the use of the development in the interest of the proper planning and sustainable development of the area.

3. The proposed gable window on the side elevation of the dwelling shall be of opaque glazing and shall match the existing windows with regard to finish.

**Reason:** In the interest of residential and visual amenity.

4. (a) Only clean uncontaminated surface water from the development shall be discharged to the surface water system.

(b) All surface water shall be collected and disposed of to rainwater harvesting, soakaways designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365 and provided with inspection manhole covers.

(c) The proposed development shall not interfere with or impair the operation of any existing surface water drainage system or land and roadside drainage currently facilitating the application site.

**Reason:** In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

5. Applicant shall use “Best Practicable Means” shall be used to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority.

**Reason:** In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

6. Prior to the commencement of development, the developer or any agent acting on their behalf shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix B of the “EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)”. Objectives and targets of this RWMP shall be enacted by the developer during all stages of construction and a copy of the Plan shall be retained onsite during construction stages for random inspection purposes. This RWMP does not need to be submitted to Kildare County Council for pre-commencement approval.

**Reason:** In the interest of proper planning and sustainable development.

7. (a) The permitted hours of operation during the construction phase and for construction related deliveries and collections shall be between 07.00 hours to 18.00 hours Monday to Friday and 08.00 hours to 14.00 hours on Saturdays. Work is not permitted on Sundays and on public holidays. Any deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.
- (b) Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 07.00 hours and 18.00 hours Monday to Friday inclusive (excluding bank holidays) and between 08.00 hours and 14.00 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. If changes are agreed in writing with the Planning Authority to the construction hours as per (a) above, the noise levels shall align with same. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

**Reason:** (a) In order to safeguard residential amenity of properties in the area  
(b) in the interest of public health, to avoid noise pollution, and to ensure proper development.

*Development Contributions:*

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| <b>Planning Reference Number</b>  | 26/60439 – Permission               |
| <b>Section 4 Residential Data</b> |                                     |
| <b>Residential</b>                | Yes –Conversion of attic            |
| <b>Total SQM Levies</b>           | <b>Attic conversion – 27.96 sqm</b> |

*Caitiana Docherty.*

Executive Planner  
11/06/2026

*Tracy McGibbon*

---

Tracy McGibbon  
Senior Executive Planner  
11/06/2026

## Site Photos



