

An  
Bord  
Pleanála

**Board Direction**  
**BD-015226-24**  
**ABP-315562-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/01/2024.

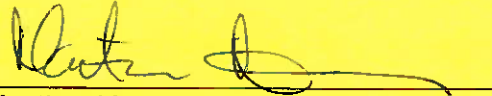
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the position for the proposed detached garage structure, at considerable distance from the main dwelling location, close to the Whitshed Road frontage and east side boundary, and forward of the dwelling and detached garage on the adjoining property to the east, and to its proximity to existing tree roots of existing trees, it is considered that the proposed development would be visually obtrusive and would seriously injure the visual amenities, integrity, features and characteristics of the Burnaby Architectural Conservation Area. As a result, the proposed development would be contrary to relevant policies in the Wicklow County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed pedestrian gate directly onto Portland Road North is unnecessary to serve the dwelling and would, due to the absence of pedestrian facilities and the narrow width of the carriageway, would lead to conflict with and obstruction of road users resulting in endangerment of public safety by reason of traffic hazard and would set undesirable precedent for

further similar development of pedestrian entrances. As a result, the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**



Martina Hennessy

**Date:** 26/01/2024