

An
Bord
Pleanála

Board Direction
BD-015629-24
ABP-316187-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2024.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for a multistore garden shed with a stated floor area of nine square metres at the side of the bowling green in the northeast corner.

and

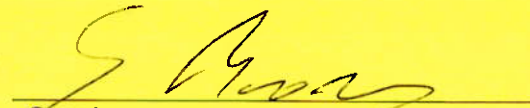
- (2) refuse permission for the relocation of the western boundary, annexing the adjoining triangular space into the Bowling club grounds

In the case of (1) above, the board, in deciding not to accept the inspector's recommendation as the board did not agree that the siting of a shed represented consolidation of an unauthorised development, and instead considered that issues relating to unauthorised development could be dealt with without prejudice to the development hereby permitted, which does not seriously injure the amenity of the area and is in accordance with the proper planning and sustainable development of the area.

In the case of (2) above, the Board decided to refuse permission, generally in accordance with the Inspector's recommendation, as the development, by reason of the scale and height and design and materials of the fence to be relocated and erected on the west boundary of the space to be annexed and, by reason of the creation of sense of enclosure of the remaining area between the relocated fence and Burnaby Road which would form a long narrow space the proposed development, the proposed development would be visually conspicuous and overbearing and would result in serious injury and adverse impact on the amenities of Burnaby Park, the visual amenities, character and integrity of the Burnaby

Architectural Conservation Area the public realm and the residential amenities of property in the vicinity. The proposed development would set undesirable precedent for similar development and would be contrary to the proper planning and sustainable development of the area.

Board Member:



Stephen Brophy

Date: 29/02/2024