An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: WEB1318/16

An Bord Pleanála Reference Number: PL 29S.247437

APPEAL by Keith and Fionnuala Start of 2 Albany Road, Ranelagh, Dublin against the decision made on the 22nd day of September, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of one new garden structure to the front of the main house, along the eastern boundary, comprising an integrated bin and bicycle enclosure accommodating four wheelie bins and four bicycles. The total area of the structure is 6.85 square metres with height varying from 1.1 metre to 1.3 metres, the cladding being of natural cedar wood. All at 2 Albany Road, Ranelagh, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.

PL 29S.247437

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

It is considered that the structure in question is small in scale, designed and completed to an acceptable standard, and is not unattractive or detrimental to the visual amenities of the streetscape. Therefore, having regard to the pattern of development in the area and the 'residential conservation area' land use zoning of the area, it is considered that the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity, would not create an undesirable precedent, and its retention would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board formed the view that the structure in question was acceptable in terms of scale and visual impact. It facilitates orderly storage of bins and convenient access to bicycles. The Board noted that the host dwelling was not a protected structure, nor was it located in an architectural conservation area.

> Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of 2017.