

An  
Bord  
Pleanála

**Board Order**  
**ABP-313233-22**

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3045/22**

**Appeal** by Vanessa and Brian Delaney care of Mac Eoin Architects, Architecture and Planning of 19 Mountjoy Square, Dublin against the decision made on the 9<sup>th</sup> day of March, 2022 by Dublin City Council to refuse permission.

**Proposed Development:** Retention of bicycle store and related base located in the front garden at 43 Saint Lawrence Road, Clontarf, Dublin (a Protected Structure).

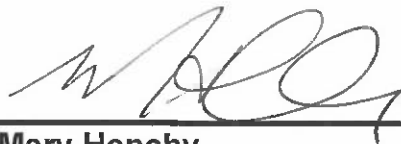
## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

The retention of this unsympathetic intervention within the front curtilage of a protected structure would constitute a visually discordant feature that would be detrimental to the setting of the protected structure as well as to the amenity of adjoining protected structures and the local streetscape. It is considered that the development proposed for retention would also contravene the zoning objective for the area "to protect and/or improve the amenities of residential conservation areas" and policy BHA2, as set out in the current Development Plan for the area, which requires development of protected structures to be sensitively sited and designed. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree with the Inspector that the bicycle store does not compromise the setting of the protected structure (Number 43 Saint Lawrence Road). In this regard the development is not in compliance with Policy BHA2 of the Dublin City Development Plan 2022 – 28, specifically paragraph (d) - Ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials. The Board also considers that the structure would not be in accordance with the zoning objective for the area - Residential Neighbourhoods (Conservation Area), "To protect and/or improve the amenities of residential conservation areas". Furthermore, the Board considers that the structure to be retained would not respect the existing setting of the protected structure and character of the surrounding area due to its scale, positioning, layout, form, and materials of the structure.



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**Mary Henchy**

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



Dated this *6* day of *June* 2023.