

An  
Bord  
Pleanála

## Board Order

**ABP-315562-23**

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### Planning and Development Acts 2000 to 2022

**Planning Authority: Wicklow County Council**

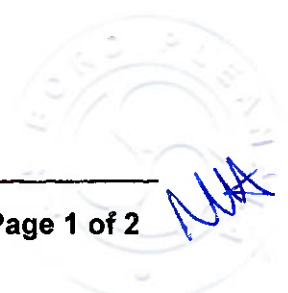
**Planning Register Reference Number: 22/786**

**Appeal** by Kevin O'Shea care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 13<sup>th</sup> day of December, 2022 by Wicklow County Council to refuse permission.

**Proposed Development:** Retention and subsequent removal of existing timber fencing to Portland Road North boundary. Subsequent to this, full planning permission is sought for the following: To repair and extend existing historic boundary (Policy/Estate railings) along Portland Road North boundary. Block up existing vehicular gate to Portland Road North. Form new pedestrian access gate to Portland Road North. Form new pedestrian access gate to Whitshed Road. Plant native hedging behind new and existing railings listed in item 2 above. Construction of 70-square metre pitched roof double garage. All associated landscaping, site works and connection to public services necessary to facilitate this development, all at 'Whitshed Lodge', Whitshed Road, The Burnaby, Greystones, County Wicklow.

### Decision

**REFUSE permission for the above development for the reasons and considerations set out below.**



## Reasons and Considerations

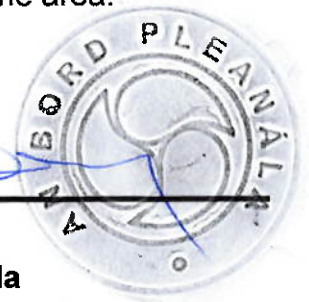
1. Having regard to the position of the proposed detached garage structure, at a considerable distance from the main dwelling location, close to the Whitshed Road frontage and east side boundary, and forward of the dwelling and detached garage on the adjoining property to the east, and to its proximity 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. The proposed development would be contrary to the relevant policies of the Wicklow County Development Plan 2022-2028 and would, therefore, 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, by reason of the absence of pedestrian facilities and the narrow width of the carriageway, would lead to a conflict with and obstruction of road users resulting in a traffic hazard, and would set an undesirable precedent for further similar development of pedestrian entrances. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Martina Hennessy**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this *31<sup>st</sup>* day of *January* 2024.