



An
Bord
Pleanála

Board Order
ABP-316187-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/704

Appeal by Greystones Lawn Bowling Club care of BBA Architecture of Suite 3, The Eden Gate Centre, Delgany, County Wicklow against the decision made on the 7th day of March, 2023 by Wicklow County Council in relation to the application by the said Greystones Lawn Bowling Club for the relocation of the existing western boundary to extend the bowling green area, provision of one number multistore garden shed to the north-east corner of the bowling green, all together with ancillary site development works, landscaping and service connections, all at Bowling Green, Park Lane, The Burnaby, Greystones, County Wicklow (which decision was to refuse permission).

Decision

GRANT permission for the provision of one number multistore garden shed to the north-east corner of the bowling green based on the reasons and considerations marked (1) under and subject to the condition set out below.

REFUSE permission for the relocation of the existing western boundary to extend the bowling green area based on the reasons and considerations marked (2) under.

Reasons and Considerations (1)

It is considered that, subject to compliance with the condition set out below, the proposed multistore garden shed would not seriously injure the amenity of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

The proposed multistore garden shed shall be carried out and completed in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

Reasons and Considerations (2)

It is considered that, by reason of its scale and height, and the 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 a sense of enclosure of the remaining area between the relocated fence and Burnaby Road, which would form a long narrow space, the proposed development would be visually conspicuous and overbearing and would seriously injure and adversely 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 an undesirable precedent for similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.

In the case of (1) above, in deciding not to accept the Inspector's recommendation to refuse permission, the Board did not agree that the siting of the proposed 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.



Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 7th day of March 2024.