

An
Bord
Pleanála

Board Order

ABP-317585-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D23B/0186

Appeal by Julie Wallace of 146 Ballinclea Heights, Killiney, County Dublin against the decision made on the 19th day of June, 2023 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention of a bike shed (10.8 square metres) in front garden at 146 Ballinclea Heights, Killiney, County Dublin.

Decision

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

Reasons and Considerations

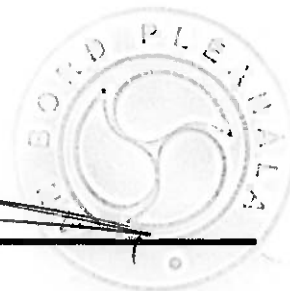
The development proposed to be retained, namely the as-built 'bike shed', by reason of its size, bulk and scale and location in a front garden and adjacent to the front boundary, would be incongruous and visually injurious and obtrusive when viewed along the streetscape and from adjoining properties, would be seriously out of character with the receiving environment, would detract from the visual amenity of the area, and residential amenity, and would set a poor precedent for similar type development in the area. The development proposed to be retained would seriously injure the amenities and depreciate the value of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam Bergin

Member of An Bord Pleanála

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



Dated this 1st day of March 2024.