



An
Bord
Pleanála

Board Order
ABP-319022-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 23876

APPEAL by Lily Teehan of Number 5 Burnaby Park, Greystones, County Wicklow against the decision made on the 29th day of January, 2024 by Wicklow County Council to refuse permission to Ann and William Teehan care of Plan 8 Architects of Church Road, Delgany, County Wicklow.

Proposed Development: Retention of a log-cabin structure and retention of the "commercial use" of timber log-cabin, at Moyglass, 5 Burnaby Park, Greystones, County Wicklow.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Wicklow County Development Plan 2022-2028, the Board considered that the location of the structure in the front garden of a dwelling, its positioning forward of the established building line and its proximity to the roadside boundary, the design and external finish of the structure, and the extent to which the development will be reliant on planting to screen it from the public view along the roadside, the development proposed for retention would adversely impact upon the established pattern of development and would detract from the visual amenity of the area and of the streetscape generally. The retention of the development would set an undesirable precedent for similar types of development in the area. The retention of the development 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 31st day of May 2024.