



An
Bord
Pleanála

Board Direction
BD-015151-24
ABP-315388-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2024.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the Objective A zoning of the site and policies and objectives as set out in the 2023-2028 Sun Laoghaire Rathdown County Development Plan, it is considered that the development would not detract significantly from the amenities of the area and is generally consistent with the provisions of the current Development Plan and is therefore considered to be in accordance with the proper planning and sustainable development of the area, subject to the conditions set out below.

Conditions 1 to 33 as per PA Ref P2200/22 dated 24th November 2022

And the addition of Condition 34:

Condition 34:

Details [including samples] of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board decided:

1. With regard to overlooking and loss of privacy that distances in excess of 22m are maintained between the proposed windows at first floor level and the rear elevations of Chadsley House. A separation distance of between the rear of no. 31 and 34 Foxrock Manor and the rear elevation of houses no. 2 and 3 does not meet these requirements however, these are not directly opposed elevations and a sufficient distance is proposed of a minimum of 12.5 meters.
2. That the insertion of an additional condition was sufficient to address concerns in relation to exterior finishes and that the roof design as currently proposed is acceptable on this infill site.

Board Member


Liam Bergin

Date: 22/01/2024