



An
Bord
Pleanála

Board Direction
BD-016503-24
ABP-318754-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/06/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the design, scale and disposition of the proposed development, it is considered that the development proposed would result in an overbearing and visually obtrusive structure when viewed from the rear gardens of adjoining protected structures on Torquay Road, in particular Glenshee and, in addition, would negatively impact on the character of the Foxrock Architectural Conservation Area. The proposed development would, therefore, fail to comply with Policy Objective HER 8 (protected structures) as well as Her13 (architectural conservation areas) of the Dún Laoghaire Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale, height and orientation of the proposed development and, in particular, to the fenestration of the elevations addressing Glenshee, the development as proposed would seriously injure the residential amenity of property in the vicinity, in particular the

residential amenity of Glenshee by reason of overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

A handwritten signature in black ink, appearing to be 'Joe Boland', written over a horizontal line.

Date: 06/06/2024

Joe Boland