



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19B/0258

Appeal by Graham Murray care of Studio Design Square Limited of The Warehouse, 12 Richmond Row, Portobello, Dublin against the decision made on the 17th day of July, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: The retention of a fence along the full length of the south-western boundary of The Fosters on a site Fairways, 18 Fosters Avenue, Mount Merrion, Blackrock, County Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the variety of boundary treatments in the area and to the pattern of development in the area, it is considered that the development proposed to be retained and completed, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area or the amenities of property in the vicinity. The development proposed to be retained and completed would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where such condition require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The fence shall be reduced to the front of the dwelling to a height of 1.2 metres and an evergreen hedgerow shall be planted inside the existing fence line for distance of approximately 10.2 metres from the front building wall of the dwelling to the front boundary.
- (b) The colour of the fence shall be in character with the adjoining development to the south, unless otherwise agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Dave Walsh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019