

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D23A/0640**

**APPEAL** by Colin and Catherine Barrett of Glenshee, Torquay Road, Foxrock, Dublin and by Others against the decision made on the 28<sup>th</sup> day of November, 2023 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission, to David Agar care of Fergal Fitzpatrick Architecture and Planning of 1 The View, Sallins Park, Sallins, County Kildare in accordance with the plans and particulars submitted to the said Council.


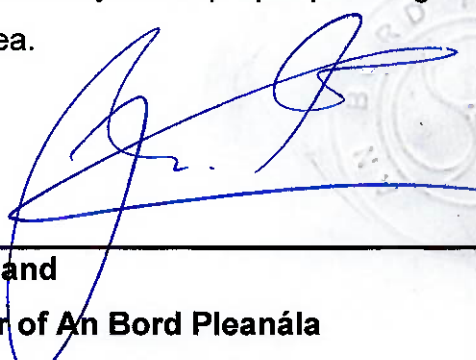
**Proposed Development:** The refurbishment of the existing accommodation at ground floor and first floor levels and the construction of an extension at ground floor (46.3 square metres) and first floor (64.4 square metres) with roof space over (69.5 square metres) to form a two storey plus dormer detached dwelling house (392.9 square metres total floor area) together with landscaping and all ancillary and associated works on a 0.12 hectare site at 'Curraheen', Golf Lane, Torquay road, Foxrock, Dublin.

**Decision**

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

## Reasons and Considerations

1. Having regard to the design, scale and disposition of the proposed development, it is considered that the development as 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 HER 13 (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.



---

**Joe Boland**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

Dated this 17<sup>TH</sup> day of June 2024.