

An
Coimisiún
Pleanála

Commission Order
ABP-321158-24

Planning and Development Acts 2000 to 2024

Planning Authority: Dún Laoghaire Rathdown County Council

Planning Register Reference Number: D24A/0616

APPEAL by BASL Developments Limited, care of Brazil Associates Architects of The Studio, Maple Avenue, Stillorgan, County Dublin against the decision made on the 3rd day of October 2024, by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Permission for development consisting of a new detached two storey dwellinghouse adjoining existing single storey car port, store and studio within the southeast portion of the curtilage of Tallon House. Works will include a new dividing boundary hedge/fence to the east side of Tallon House. New vehicular access will be provided from Golf Lane through the existing gates and driveway serving Tallon House. Site works will include tree removal, provision of parking, landscaping, boundary works, and all associated site and drainage works for the new dwelling at Tallon House (A Protected Structure), Golf Lane, Foxrock, Dublin.

Decision

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

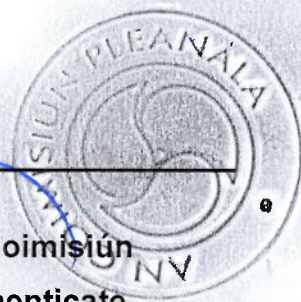
Reasons and Considerations

The proposed two storey dwelling, by way of its design, siting and scale, would have an overbearing visual impact and would be detrimental to the unique character and setting of Tallon House, (Recorded Protected Structure number 2045) a Protected Structure, which is considered of national importance in the National Inventory of Architectural Heritage. The proposed development fails to comply with Policy Objectives HER 8 and HER 21 of the Dún Laoghaire Rathdown County Development Plan 2022-2028, is contrary to the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this

23rd day of *June*

2025.