

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0792	
1. Location	1a Templeroan Avenue, Templeogue, Dublin 16.		
2. Development	Bungalow with vehicular entrance.		
3. Date of Application	23/11/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Martin Flanagan, Address: 1a Templeroan Avenue, Templeogue,		
5. Applicant	Name: Martin Flanagan, Address: 1a Templeroan Avenue, Templeogue, Dublin 16.		
6. Decision	O.C.M. No. 0115 Date 19/01/99	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
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Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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Dublin 24.

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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0115	Date of Decision 19/01/99
Register Reference S98A/0792	Date 23rd November 1998

Applicant Martin Flanagan,
Development Bungalow with vehicular entrance.
Location 1a Templeroan Avenue, Templeogue, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

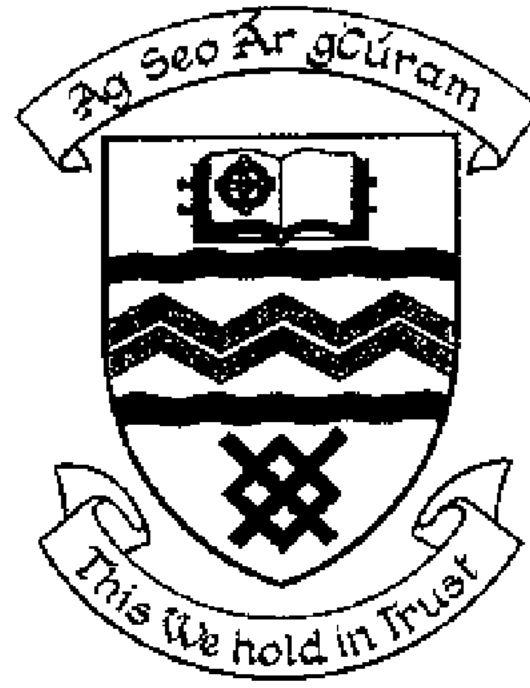
.....DC..... 19/01/99
for SENIOR ADMINISTRATIVE OFFICER

Martin Flanagan,
1a Templeroan Avenue,
Templeogue,
Dublin 16.

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REG REF. S98A/0792

Reasons

- 1 The standard gable end on setback from a 9m wide district distributor road which adjoins the proposed development is 9m. The proposed development would significantly infringe on this building line and would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development, by reason of encroachment on an established building line and the precedent for which a grant of permission would set, would constitute substandard and disorderly development which would seriously injure the amenities and depreciate the value of such property in the vicinity and would not be consistent with the proper planning and development of the area.
- 3 The proposed dwelling would be seriously out of character with the existing houses at Templeroan Avenue. The proposed development would therefore be seriously injurious to the visual and residential amenities of the area.