

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0693	
1. Location	Rear of 84 Cypress Grove Road, Templeogue, Dublin 6W.		
2. Development	Dormer bungalow with access from Cypress Garth.		
3. Date of Application	09/10/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Brian Donovan MRIAI Architect, Address: 131 Rathgar Road, Dublin 6.		
5. Applicant	Name: M. & C. Kennedy, Address: 84 Cypress Grove Road, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 2455 Date 07/12/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	06/01/1999	Written Representations	
9. Appeal Decision	04/08/1999	Refuse Permission	
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

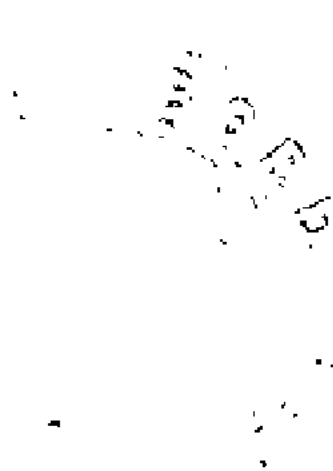
Planning Register Reference Number: S98A/0693

APPEAL by M. and C. Kennedy care of Brian Donovan of 131 Rathgar Road, Dublin against the decision made on the 7th day of December, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a dormer bungalow to rear of 84 Cypress Grove Road, Templeogue, Dublin with access from Cypress Garth:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The proposed development would result in overdevelopment of the rear garden of the existing house, and, by reason of its general mass and its proximity to adjoining property, would be out of character with the pattern of development in the vicinity. The proposed dormer bungalow would have an inadequate front building line and inadequate depth of rear garden and would result in the existing house having an inadequate depth of rear garden, resulting in non-compliance with the standards laid down in the development plan and resulting in injury to amenity and depreciation of the value of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and development of the area.



Margaret Byrne

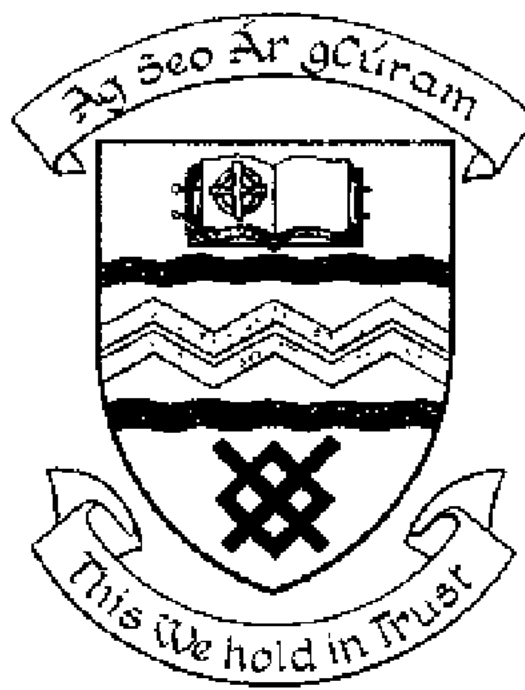
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 4th day of August 1999.

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

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 2455	Date of Decision 07/12/98
Register Reference S98A/0693	Date 9th October 1998

Applicant M. & C. Kennedy,
Development Dormer bungalow with access from Cypress Garth.
Location Rear of 84 Cypress Grove Road, Templeogue, Dublin 6W.

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

PH
..... 07/12/98
for SENIOR ADMINISTRATIVE OFFICER

Brian Donovan MRIAI Architect,
131 Rathgar Road,
Dublin 6.

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REG REF. S98A/0693

Reasons

- 1 The proposed development would result in over-development of the rear garden of the existing house. The proposed dormer bungalow would have an inadequate front building line and inadequate depth of rear garden and would result in the existing house having an inadequate depth of rear garden, resulting in non-compliance with the standards laid down in the Development Plan and resulting in injury to amenity and depreciation of the value of property in the vicinity.
- 2 The proposed development provides for one off-street car parking space. In an area such as this it is considered that 2 off-street car parking spaces should be provided. The resultant on street car parking caused by the development would tend to create serious traffic congestion.