

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0581	
1. Location	1 Redwood View, Kilnamanagh, Dublin 24.		
2. Development	Three bedroomed detached house adjacent.		
3. Date of Application	19/08/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: F. L. Bent (AP&DS), Address: 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Mr. & Mrs. Tony Byrne, Address: 1 Redwood View, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 2103 Date 15/10/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	02/11/1998	Written Representations	
9. Appeal Decision	01/03/1999	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

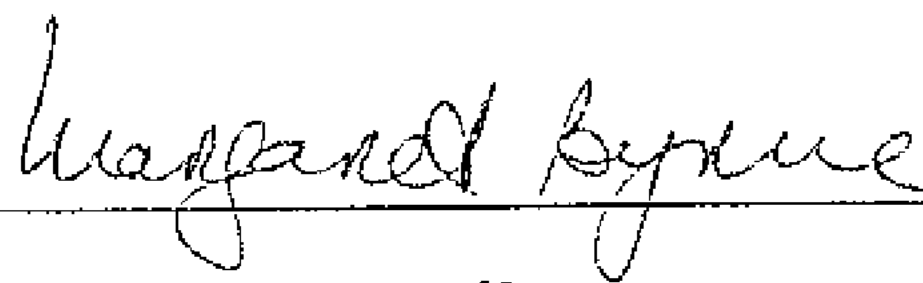
Planning Register Reference Number: S98A/0581

APPEAL by Tony Byrne care of Architectural Planning and Design Services of 25 Grosvenor Court, Templeogue, Dublin against the decision made on the 15th day of October, 1998 by the Council of the County of South Dublin to refuse permission for the erection of a detached three bedroom house adjacent to 1 Redwood View, Kilnamanagh, Dublin.

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

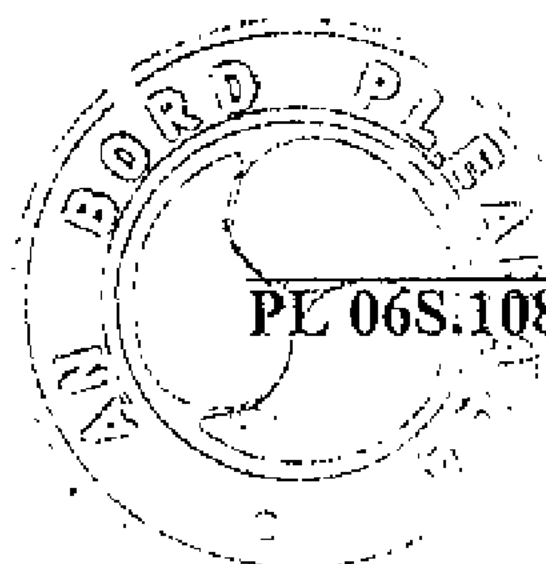
SCHEDULE

1. The proposed two-storey development would infringe the existing building line established by houses numbers 1 to 3 Redwood View and would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the inadequate rear garden depth it is considered that the proposed two-storey development would result in overlooking of the adjacent property to the rear and would, therefore, seriously injure the amenities of that property.



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

Dated this 1st day of March 1999.

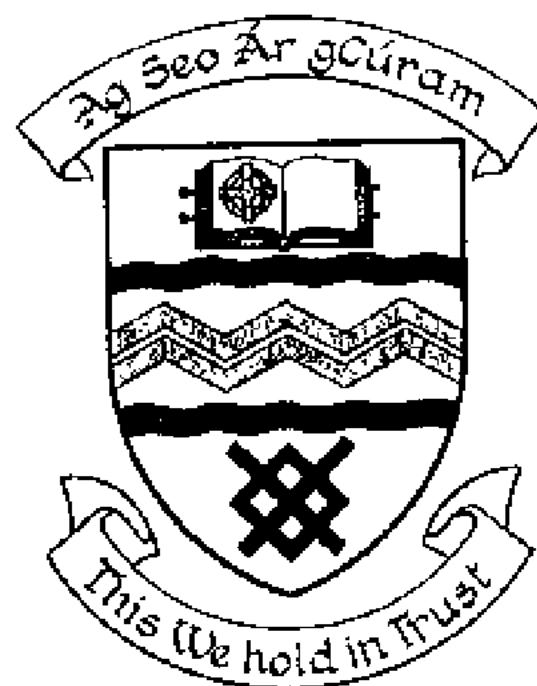


PL 06S.108988

An Bord Pleanála

Page 1 of 1

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



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

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2103	Date of Decision 15/10/98
Register Reference S98A/0581	Date 19th August 1998

Applicant Mr. & Mrs. Tony Byrne,
Development Three bedroomed detached house adjacent.
Location 1 Redwood View, Kilnamanagh, Dublin 24.

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.

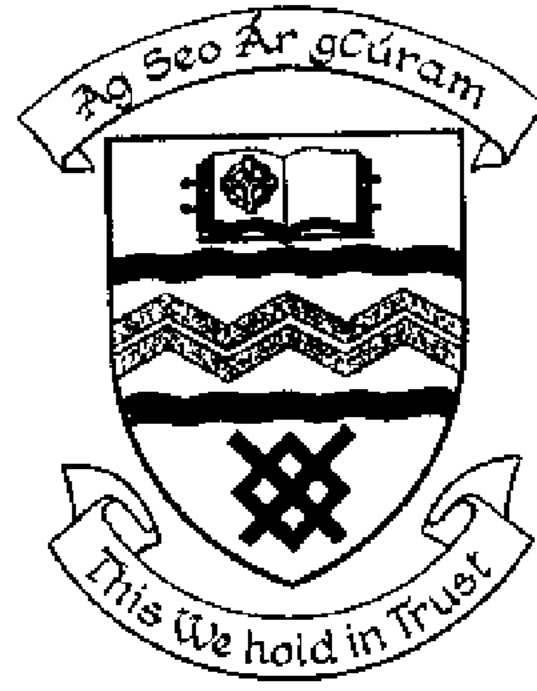
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

15/10/98

F. L. Bent (AP&DS),
25 Grosvenor Court,
Templeogue,
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Telefon: 01-414 9000
Facs: 01-414 9104

REG REF. S98A/0581

Reasons

- 1 The proposed house would infringe on existing building line established by houses 1-3 Redwood View.
- 2 The design of the proposed house is not in-keeping with the design of adjacent houses in Redwood Veiw, and as such, would be seriously detrimental to the visual amenities of the area.
- 3 The proposed rear garden length of 6.5m is not acceptable - the recommended minimum for a two storey house being 11.0m. The proposed development would seriously injure the amenities of property in the vicinity.