

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0540	
1. Location	Side of 1 Willbrook Estate, Rathfarnham, Dublin 14.		
2. Development	A 2 storey detached dwelling at side.		
3. Date of Application	04/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Eamonn Weber, Address: Architect, 26 Aranleigh Mount, Rathfarnham,		
5. Applicant	Name: Mr. J. Kelly, Address: 1 Willbrook Estate, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1964 Date 30/09/98	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 CHONTAN ÁTHA CLIATH THIAS



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

Decision Order Number 1964	Date of Decision 30/09/98
Register Reference S98A/0540	Date 4th August 1998

Applicant Mr. J. Kelly,
Development A 2 storey detached dwelling at side.
Location Side of 1 Willbrook Estate, Rathfarnham, Dublin 14.

Floor Area Sq Metres

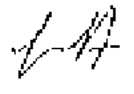
Time extension(s) up to and including

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

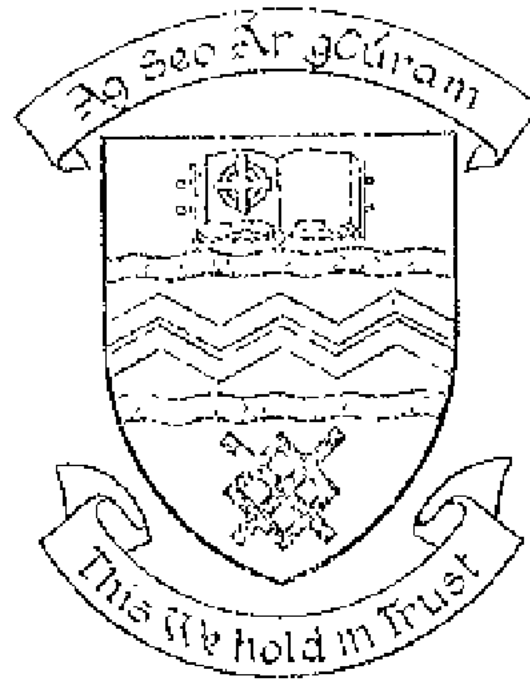

..... 01/10/98
for SENIOR ADMINISTRATIVE OFFICER

Eamonn Weber,
Architect,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

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REG REF. S98A/0540

Reasons

- 1 The design of the proposed house is seriously out of character with the design of houses in Willbrook Estate. The proposed development would, therefore, be seriously injurious to the residential and visual amenities of the area.
- 2 The applicant has failed to provide a 2.3m separation between opposing gable walls to provide a 1.15m side passage for each house as set down at section 3.5.11 of the Dublin County Development Plan 1993. The proposed development would therefore be contrary to the proper planning and development of the area.
- 3 The proposed development comes within 3m of an existing 150mm diameter watermain which runs adjacent to the site. The proposed development would therefore be prejudicial to public health and would be contrary to the proper planning and development of the area.