

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0243	
1. Location	30 Forest Park, Kingswood, Tallaght, Dublin 24.		
2. Development	A double storey detached residence and car access at site adjacent to No. 30.		
3. Date of Application	16/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. & Mrs. John Fitzpatrick, Address: 30 Forest Park, Kingswood Heights,		
5. Applicant	Name: Mr. & Mrs. John Fitzpatrick, Address: 30 Forest Park, Kingswood Heights, Dublin 24.		
6. Decision	O.C.M. No. 1157 Date 12/06/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	01/07/98	Written Representations	
9. Appeal Decision	30/10/98	Refuse Permission	
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.	

AN BORD PLEANÁLA

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

County South Dublin

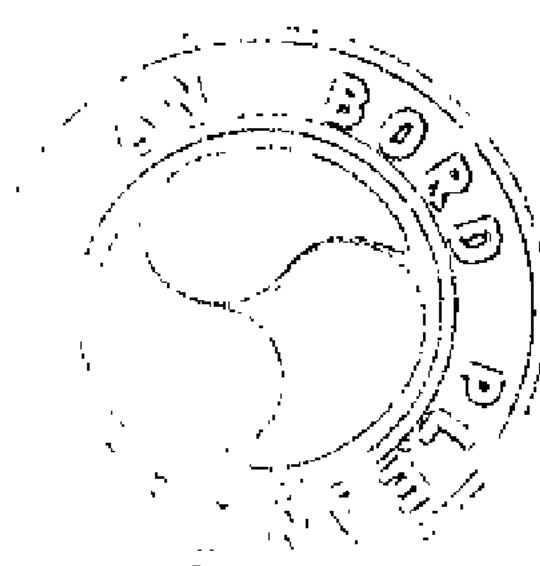
Planning Register Reference Number: S98A/0243


APPEAL by John and June Fitzpatrick care of 30 Forrest Park, Kingswood Heights, Dublin against the decision made on the 12th day of June, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a two-storey detached house and car access at site adjacent to 30 Forrest Park, Kingswood Heights, Dublin:

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

Having regard to the size of the overall site, it is considered that the proposed detached house would constitute overdevelopment of the site, would seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and development of the area.




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

Dated this 30th day of October 1998.

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 1157	Date of Decision 12/06/98
Register Reference S98A/0243	Date 16th April 1998

Applicant Mr. & Mrs. John Fitzpatrick,

Development A double storey detached residence and car access at site adjacent to No. 30.

Location 30 Forest Park, Kingswood, Tallaght, 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 (4) Reasons on the attached Numbered Pages.

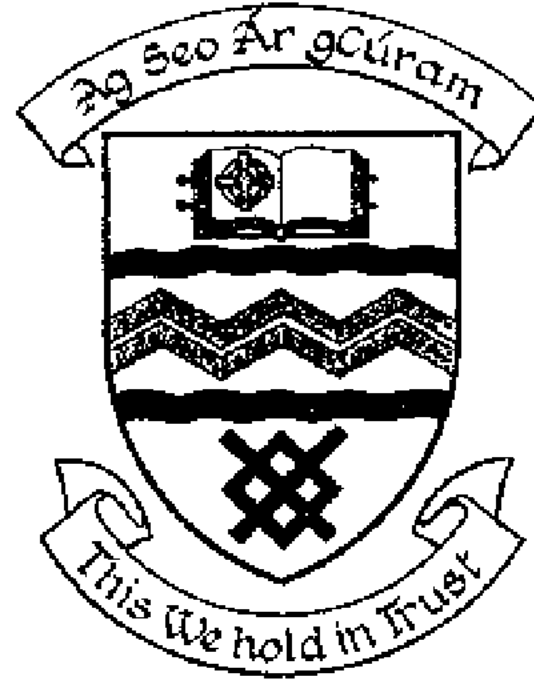
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

12/06/98

Mr. & Mrs. John Fitzpatrick,
30 Forest Park,
Kingswood Heights,
Dublin 24.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98A/0243

Reasons

- 1 The proposal represents over-development on a restricted site and as such, would be seriously detrimental to the residential amenities of the area.

- 2 The design and size and shape of the proposed house is not in-keeping with adjacent houses and as such, would be detrimental to the visual amenities of the area.

- 3 The proposal would infringe development control standards set down in the 1993 Dublin County Development Plan relating to building lines - minimum rear garden lengths, distance between opposing gable walls and distance from the side boundary and, as such, would be contrary to the proper planning and development of the area.

- 4 The proposed development would be prejudicial to public health as the proposed house would be within 5.0m of a public surface water sewer. There is a 5.0m wayleave requirement on either side of all such public sewers inside which no building work is permitted.