

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0185	
1. Location	"Fernhill", Cruagh/Rockbrook, Dublin 16.		
2. Development	Demolition of existing bungalow, and construction of new house.		
3. Date of Application	27/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Colm Johnson Architect, Address: 116 Lakelands Close, Kilmacud,		
5. Applicant	Name: Peter & Christine Mills, Address: "Fernhill", Cruagh, Dublin 16.		
6. Decision	O.C.M. No. 1003 Date 25/05/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	24/06/98	Written Representations	
9. Appeal Decision	23/10/98	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

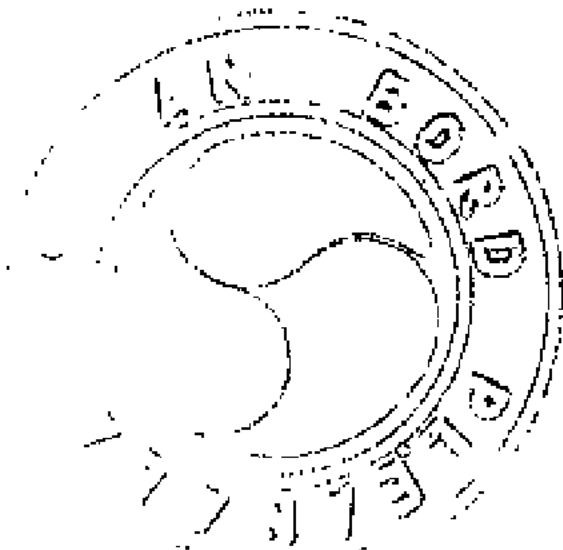
Planning Register Reference Number: S98A/0185

APPEAL by Peter and Christine Mills care of Kieran O' Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 25th day of May, 1998 by the Council of the County of South Dublin to refuse a permission for development comprising the demolition of existing bungalow and construction of new house at "Fernhill", Cruagh/Rockbrook, County Dublin:

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

SCHEDULE

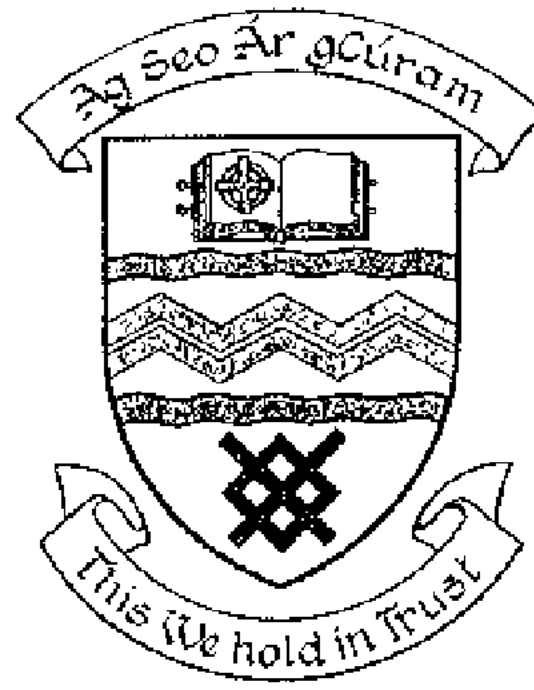
1. It is considered that the proposed development, by reason of its prominent position, would interfere with a view or prospect of special amenity value which it is necessary to preserve.
2. The proposed house, by reason of its height, bulk and location, would be an unduly obtrusive feature in the landscape in an area where it is the stated policy of the planning authority to preserve views. The proposed development would, therefore, seriously injure amenities of the area and be contrary to the proper planning and development of the area.



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

Dated this 23rd 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 1003	Date of Decision 25/05/98
Register Reference S98A/0185	Date 27th March 1998

Applicant Peter & Christine Mills,
Development Demolition of existing bungalow, and construction of new house.
Location "Fernhill", Cruagh/Rockbrook, 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

.....
for SENIOR ADMINISTRATIVE OFFICER

25/05/98

Colm Johnson Architect,
116 Lakelands Close,
Kilmacud,
Co. Dublin

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REG REF. S98A/0185



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Reasons

- 1 The proposed house by virtue of its size, height, bulk and location would be an unduly obtrusive feature on the landscape in an area where it is the stated policy of the planning authority to preserve views, and as such would be seriously detrimental to the visual amenities of the area.

- 2 The proposed development which utilises an existing access which is substandard in terms of sight visibility in either direction would endanger public safety by reason of traffic hazard.

- 3 The proposed house design does not comply with the design guidelines for houses in rural areas set down at APPENDIX C of the 1993 Dublin County Development Plan and the proposal is, therefore, contrary to the proper planning and development of the area.