

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0628	
1. Location	183 Whitethorn Gardens, Palmerstown, Dublin 22.		
2. Development	An extension to dwelling.		
3. Date of Application	22/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/02/98 2.	1. 26/03/98 2.
4. Submitted by	Name: Mr. Colm Fitzpatrick, Address: 55 Cherrywood Park, Clondalkin,		
5. Applicant	Name: Mr. Pat Dolan, Address: 183 Whitethorn Gardens, Palmerstown, Dublin 22.		
6. Decision	O.C.M. No. 0992 Date 21/05/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	22/06/98	Written Representations	
9. Appeal Decision	18/12/98	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

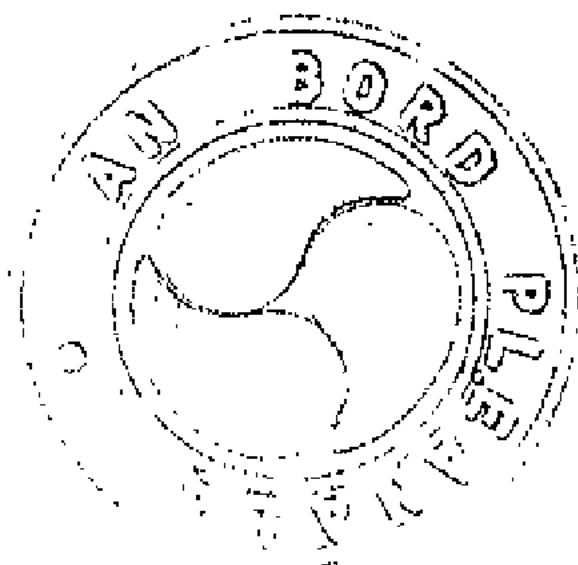
Planning Register Reference Number: S97B/0628

APPEAL by Pat Dolan of 183 Whitethorn Gardens, Palmerstown, Dublin against the decision made on the 21st day of May, 1998 by the Council of the County of South Dublin to refuse permission for development comprising an extension to house at 183 Whitethorn Gardens, Palmerstown, 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. Having regard to the layout of the proposed development which includes a separate staircase, it is considered that the development would constitute an independent dwelling within the curtilage of the existing house. The proposed development would be out of character with the existing pattern of development in the area, would seriously injure the amenities of the area and be contrary to the proper planning and development of the area.
2. It is considered that the provision of two dwelling units within the curtilage of a single site would represent overdevelopment of the site and would be contrary to the proper planning and development of the area.



Dan A. Murphy

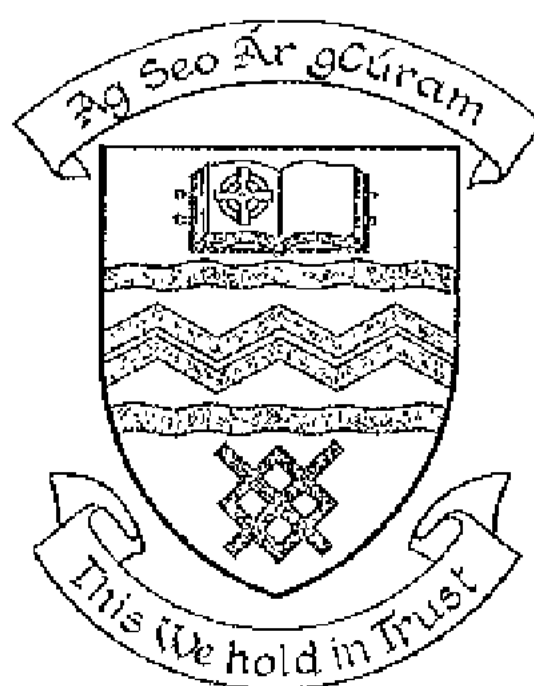
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 18th day of December 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 0992	Date of Decision 21/05/98
Register Reference S97B/0628	Date 22nd December 1997

Applicant Mr. Pat Dolan,
Development An extension to dwelling.
Location 183 Whitethorn Gardens, Palmerstown, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/02/98 /26/03/98

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

.....DC..... 22/05/98
for SENIOR ADMINISTRATIVE OFFICER

Mr. Colm Fitzpatrick,
55 Cherrywood Park,
Clondalkin,
Dublin 22.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
Facs: 01-414 9104
REG REF. S97B/0628

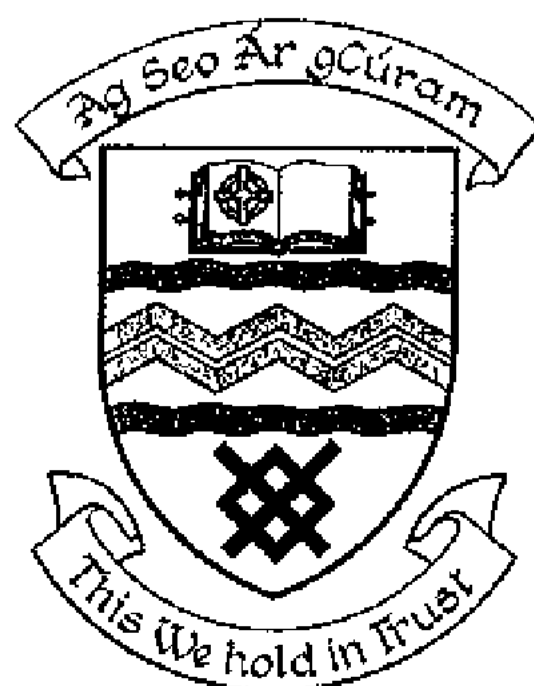
PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

Reasons

- 1 The proposed development, as shown on the lodged plans and specifications is materially different from that indicated in the description of the development on the lodged newspaper notice and site notice. The plans indicate an independent dwelling unit as opposed to an extension to an existing dwelling. The development would result in a terrace of housing.
- 2 Provision of two dwelling units within the curtilage of the single site would represent over development of the site and would be seriously injurious to the amenities and depreciate the value of property in the vicinity.

**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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0312	Date of Decision 19/02/98
Register Reference S97B/0628	Date 22nd December 1997

Applicant Mr. Pat Dolan,
Development An extension to dwelling.

Location 183 Whitethorn Gardens, Palmerstown, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 22/12/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

1 It was noted on a site visit that a single extension already exists to the side of the subject dwelling and appears to be in use as a granny flat, having a separate entrance from the main dwelling house. However, the Council's history files show no record of permission having been sought and granted for this extension. The applicant is requested to clarify whether permission was in fact granted for the existing extension and to provide evidence of same.

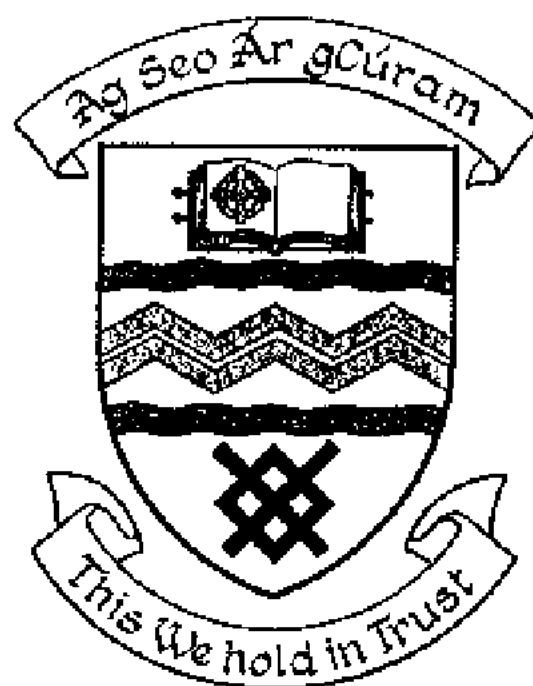
2 In the event of the absence of permission for the existing extension the applicant is requested to submit new site and newspaper notices which include retention of existing single storey extension in the description of the proposed development.

3 It is the Council's opinion that the development as proposed is unacceptable as it would appear to result in the
Mr. Colm Fitzpatrick,
55 Cherrywood Park,
Clondalkin,
Dublin 22.

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

REG REF. S97B/0628

provision of a second dwelling unit on the subject site.
The applicant is requested to clarify whether or not it is
feasible to revise the proposal so that the proposed
extension is ancillary to the main dwelling house, is served
by the existing stairwell and provides for a permanent
internal connection between the proposed extension and the
existing house.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

19/02/98