

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0521	
1. Location	'Heatherely', Mount Venus Road, Rockbrook, Co. Dublin		
2. Development	Pitched dormer roof with 3 bedrooms and services to existing flat roofed bungalow and garage and retention of private garage to rear.		
3. Date of Application	08/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Frank Elmes Architects Address: 2 Waldermar Tce., Main St.,		
5. Applicant	Name: Mr L Denning Address: 'Heatherely', Mount Venus Road, Rockbrook, Co. Dublin.		
6. Decision	O.C.M. No. 4193 Date 04/12/97	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
8. Appeal Lodged	22/12/97	Written Representations	
9. Appeal Decision	21/04/98	Grant Permission & 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 1993

County South Dublin

Planning Register Reference Number: S97B/0521

APPEAL by L. Denning care of Frank Elmes and Company of 2 Waldemar Terrace, Main Street, Dundrum, Dublin against the decision made on the 4th day of December, 1997 by the Council of the County of South Dublin in relation to an application by the said L. Denning for the construction of a pitched dormer roof with three bedrooms and services to existing flat roofed bungalow and garage and retention of private garage to rear at "Heatherly", Mount Venus Road, Rockbrook, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the retention of the said private garage and to refuse permission for the construction of the said pitched dormer roof with three bedrooms and services to existing bungalow and garage):

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the retention of the said private garage in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions. Furthermore, permission is hereby refused for the construction of the said pitched dormer roof with three bedrooms and services to existing bungalow and garage for the reason set out in the Third Schedule hereto.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or be otherwise contrary to the proper planning and development of the area.

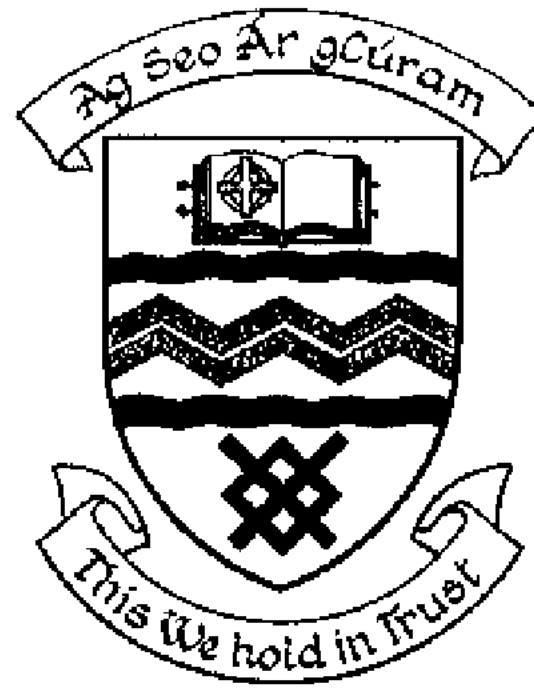
SECOND SCHEDULE

1. The garage shall not be used for any purpose other than for a purpose incidental to the enjoyment of the house, except with a prior grant of planning permission.

Reason: In the interest of the amenities of the area.



SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 4193	Date of Decision 04/12/97
Register Reference S97B/0521	Date 8th October 1997

Applicant Mr L Denning
Development Pitched dormer roof with 3 bedrooms and services to existing flat roofed bungalow and garage and retention of private garage to rear.

Location 'Heatherely', Mount Venus Road, Rockbrook, Co. Dublin

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 **GRANT PERMISSION & REFUSE PERMISSION** in respect of the above proposal, as detailed on the following page.

Signed on behalf of the South Dublin County Council.

04/12/97

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for SENIOR ADMINISTRATIVE OFFICER

Frank Elmes Architects
2 Waldermar Tce.,
Main St.,
Dundrum,
Dublin 14.

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A decision to Grant Permission for retention of garage for the conditions & reasons set out in Schedule 1.

Schedule 1

Conditions and Reasons

- 1 The development in its entirety to be in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

REASON:

To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

- 2 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.

REASON:

To prevent unauthorised development.

- 3 All surface water shall be discharged to soakways and shall not be discharged onto the public road.

REASON:

In the interest of public health and traffic safety.

NOTE : Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

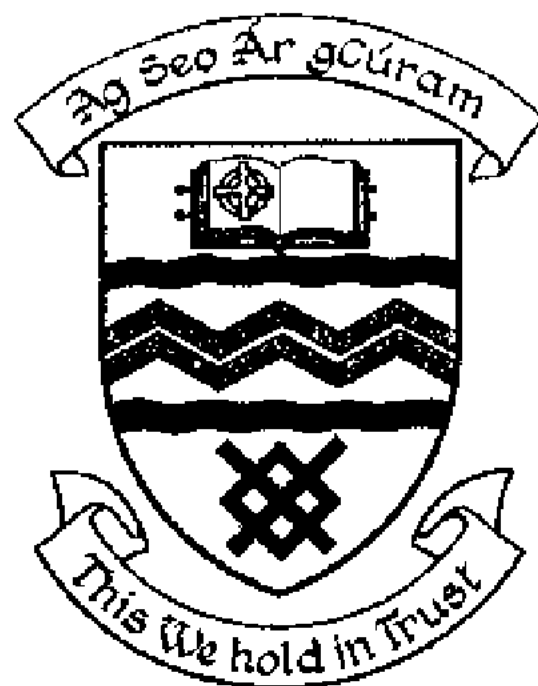
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A decision to Refuse Permission for pitched dormer roof with 3 bedrooms & services to existing bungalow for reasons set out in Schedule 2.

Schedule 2

Reasons

- 1 The proposed dormer roof by virtue of its bulk and height would be an unduly obtrusive feature on the landscape and, as such, would seriously injure the visual amenities of the area.

NOTE : The Planning Authority would examine any proposal for planning permission to construct a low-pitched tile or slate roof to this house to raise the overall height by not more than 1.5m