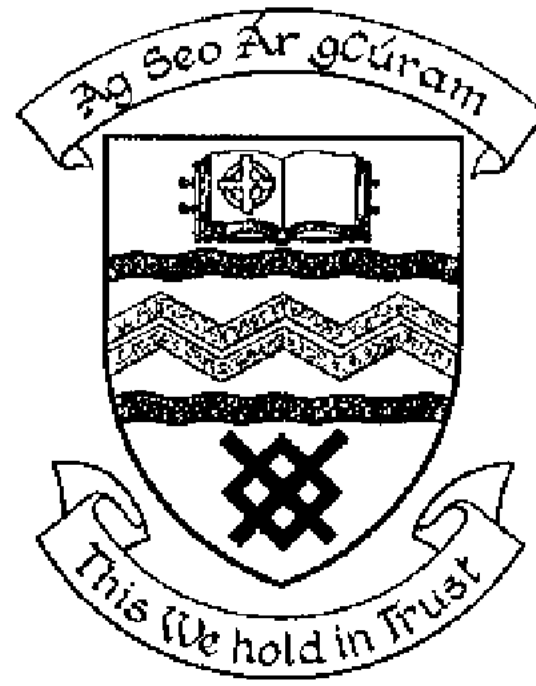


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0308	
1. Location	12 Hillcrest Close, Lucan, Co. Dublin.		
2. Development	Construction of a granny flat at 12 Hillcrest Close.		
3. Date of Application	29/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/07/97 2.	1. 06/05/98 2.
4. Submitted by	Name: O'Brien & Associates, Address: Castlevue, Main Street Lower,		
5. Applicant	Name: William Morris, Address: 12 Hillcrest Close, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1221 Date 19/06/98	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 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
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1221	Date of Decision 19/06/98
Register Reference S97B/0308	Date 29th May 1997

Applicant William Morris,
Development Construction of a granny flat at 12 Hillcrest Close.
Location 12 Hillcrest Close, Lucan, Co. Dublin.

Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 24/07/97 /06/05/98

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.

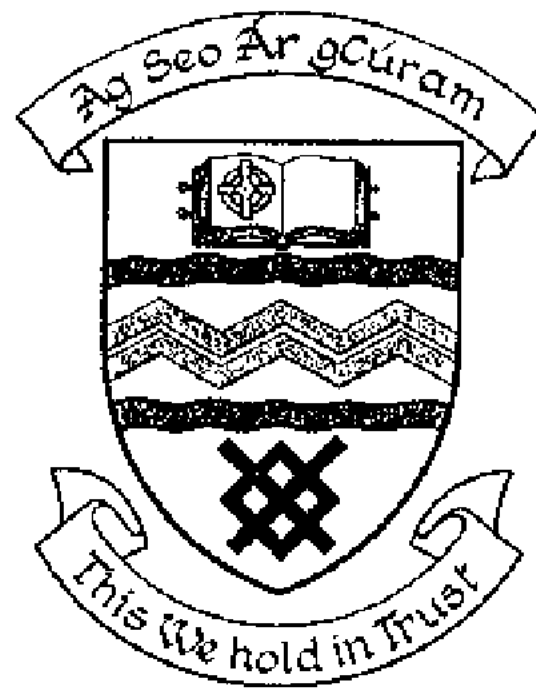
for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....*D.C.*..... 19/06/98
for SENIOR ADMINISTRATIVE OFFICER

O'Brien & Associates,
Castlevue,
Main Street Lower,
Leixlip,
Co. Kildare.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S97B/0308

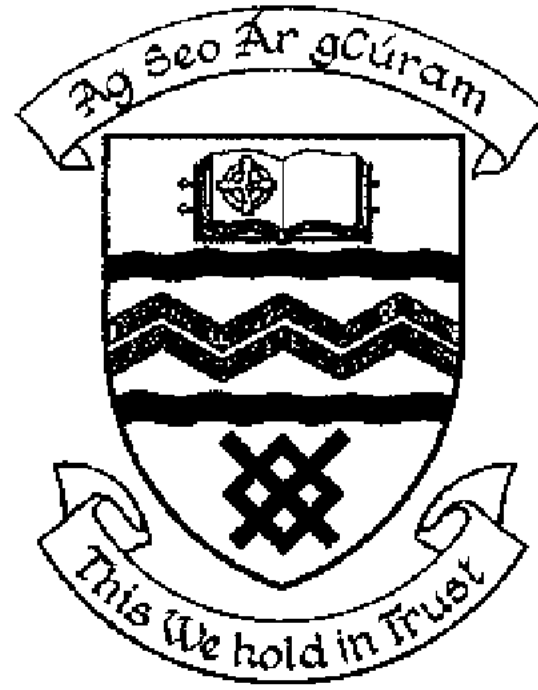
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Reasons

- 1 The proposed development is contrary to that indicated in the lodged site notice and newspaper notice and materially contravenes the Planning Authority's policies for 'granny-flat' development set out in paragraphs 3.9.5.i and of 3.9.5. ii of the Dublin County Development Plan, 1993. As a result the proposed development would be contrary to the proper planning and development of the area.
- 2 The proposed development represents a completely separate dwelling unit from the existing dwelling. The proposed development would result in a pair of semi detached houses becoming a terrace of 3 houses with consequent depreciation of value of property in the area, particularly the house adjoining the existing house.
- 3 It would not be open to the Planning Authority to grant permission for a separate dwelling unit on foot of a planning application for a "granny flat".

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1489	Date of Decision 24/07/97
Register Reference S97B/0308	Date 29th May 1997

Applicant William Morris,
Development Construction of a granny flat at 12 Hillcrest Close.
Location 12 Hillcrest Close, Lucan, Co. Dublin.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 29/05/97 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 In the opinion of the Planning Authority the proposed development is seriously at variance with Development Plan standards for granny flats. A revised proposal which conforms to Development Plan standards, by reducing the scale of the proposed development and showing the granny flat to be an integral part of the existing dwelling house, is desirable. The applicant is requested to clarify whether or not he is in a position to revise the proposal accordingly.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

25/07/97

O'Brien & Associates,
Castlevue,
Main Street Lower,
Leixlip,
Co. Kildare.