

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97B/0276	
1. Location	1 Ballyroan Road/Butterfield Avenue, Dublin 16.		
2. Development	34 sq.m. single storey domestic extension to rear, demolition of existing outbuildings, and increasing height of existing garage to 31 m.		
3. Date of Application	16/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Kiaran O'Malley & Co. Ltd., Address: St. Heliers, Stillorgan Park, Blackrock,		
5. Applicant	Name: Teresa Borza, Address: 1 Ballyroan Road, Dublin 16.		
6. Decision	O.C.M. No. 1393  Date 14/07/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	05/08/97	Written Representations	
9. Appeal Decision	26/11/97	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

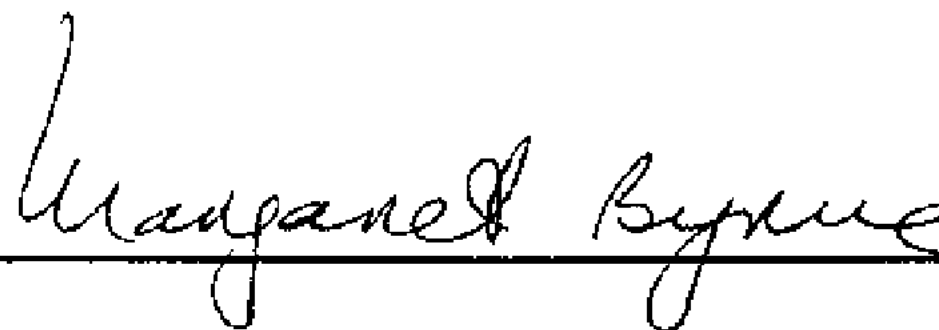
Planning Register Reference Number: S97B/0276

**APPEAL** by Teresa Borza care of Kiaran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 14th day of July, 1997 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a 34 square metre single-storey domestic extension, demolition of existing outbuildings and increasing height of existing garage to 3.1 metres at 1 Ballyroan Road/Butterfield Avenue, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

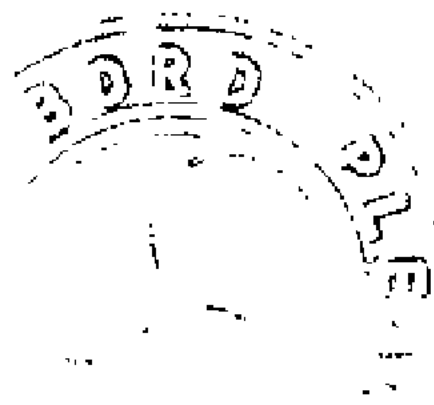
## SCHEDULE

The proposed development, by reason of inadequate provision of private open space, would result in overdevelopment of the site which would seriously injure the residential amenities of the existing property on the site, would be contrary to the stated land use zoning objective of the current development plan for the area to protect and improve residential amenities (which objective is considered reasonable) 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 26<sup>th</sup> day of November 1997.



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

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

Decision Order Number 1393	Date of Decision 14/07/97
Register Reference S97B/0276	Date 16th May 1997

Applicant	Teresa Borza,
Development	34 sq.m. single storey domestic extension to rear, demolition of existing outbuildings, and increasing height of existing garage to 31 m.
Location	1 Ballyroan Road/Butterfield Avenue, 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.

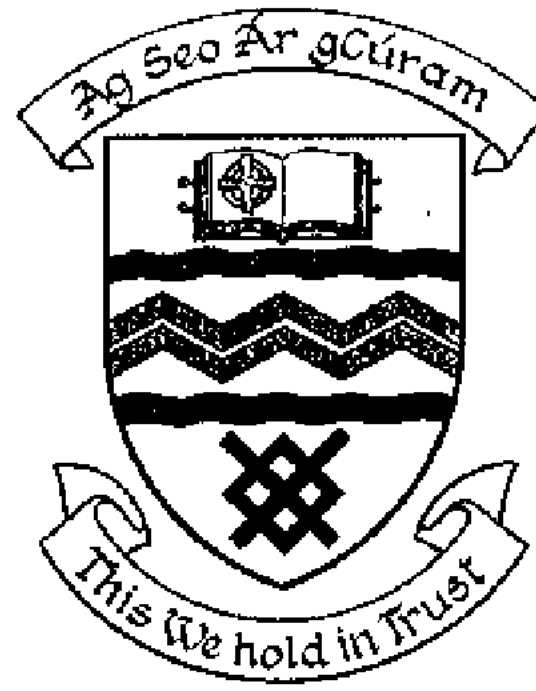
for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 14/07/97  
for SENIOR ADMINISTRATIVE OFFICER

Kiaran O'Malley & Co. Ltd.,  
St. Heliers,  
Stillorgan Park,  
Blackrock,  
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S97B/0276

**Reasons**

- 1 The proposed development by reason of inadequate provision of private open space, encroachment of adjoining property and over development of a site would result in substandard development which would seriously injure the amenities and depreciate the value of property in the vicinity. The proposed development is contrary to the provisions of the development plan in which it is a stated objective to protect and improve residential amenities in this area. The proposed development is not consistent with the proper planning and development of the area.
- 2 The proposed development includes the raising of the garage roof to 3m in height in keeping with the proposed extension which has an internal floor to ceiling height of 2.7m. This would be incongruous with adjoining property and would seriously injure the amenities of and depreciate the value of property in the vicinity. The proposed development is not consistent with the orderly development of the area and is not acceptable.