

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97B/0019	
1. Location	246 Orwell Park Glade, Dublin 6W.		
2. Development	Extension to rear and side.		
3. Date of Application	27/01/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/02/97 2.	1. 26/02/97 2.
4. Submitted by	Name: Gabriel Silke, Address: 8 Whitecliff, Dublin 6W.		
5. Applicant	Name: M. Kilbane, Address: 246 Orwell Park Glade, Dublin 6W.		
6. Decision	O.C.M. No. 0741  Date 23/04/97	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,  
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PLANNING  
DEPARTMENT  
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NOTIFICATION OF DECISION TO REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0741	Date of Decision 23/04/97
Register Reference S97B/0019	Date 27th January 1997

Applicant M. Kilbane,  
Development Extension to rear and side.  
Location 246 Orwell Park Glade, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/02/97 /26/02/97

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.

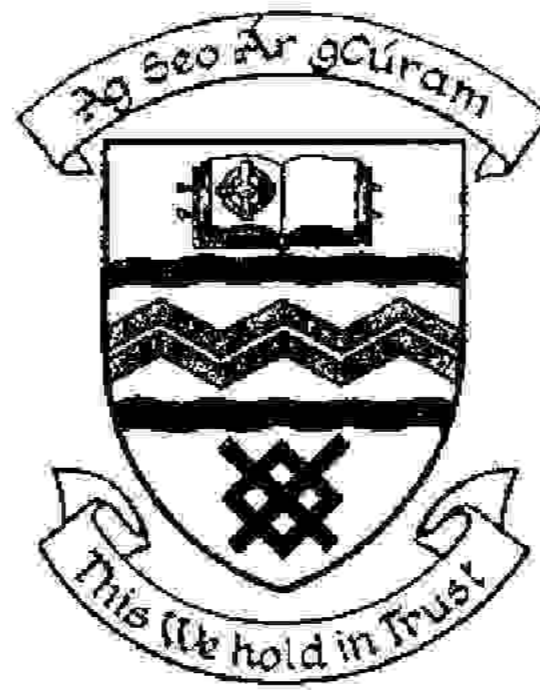
for the ( 3 ) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 23/04/97  
for SENIOR ADMINISTRATIVE OFFICER

Gabriel Silke,  
8 Whitecliff,  
Dublin 6W.

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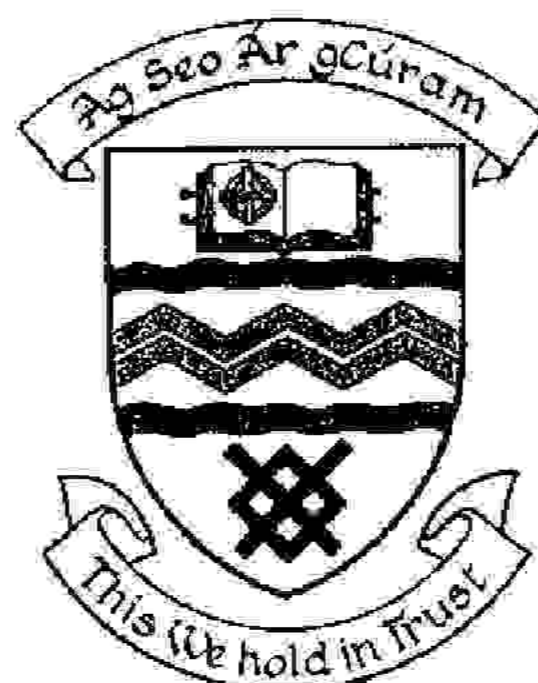
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Reasons

- 1 The Development Plan states in Section 3.5.6 "that the minimum garden depth of 11m for two-storey houses may be reduced to 7m for single storey dwellings subject to the maintenance of privacy". The proposed development which extends along the side boundary with no. 245 for a distance of 21m would result in a garden depth of 3m from its rear building line. The proposed development, by reason of its scale and extent and relationship with adjoining properties to the rear and to the side constitutes substandard development and is contrary to the zoning objective of the area, 'to protect and improve residential amenity'. The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 2 The proposed development comprises accommodation for a self-contained unit and extension to the front. The nature and extent of the proposed development is not described adequately and the application is therefore misleading and is not in accordance with the requirements of the Local Government (Planning and Development) Regulations 1994.
- 3 The proposed development by reason of its encroachment on the building line constitutes disorderly development and is contrary to the proper planning and development of the area.

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

Order Number 0263	Date of Order 11/02/97
Register Reference S97B/0019	Date 27th January 1997

Applicant M. Kilbane,  
Development Extension to rear and side.  
Location 246 Orwell Park Glade, Dublin 6W.

Dear Sir/Madam,

An inspection carried out on 5/02/97 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice in the front window is not legible from the footpath. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.

Gabriel Silke,  
8 Whitecliff,  
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL  
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- 
- (c) nature and extent of development including number of dwellings (if any)
  - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

11/02/97