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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0811 | |
| 1. Location | Site 101A Virginia Heights, Tallaght, Dublin 24. | | |
| 2. Development | Construct house in garden of No. 101. | | |
| 3. Date of Application | 16/12/97 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Kevin Rudden, Address: 7 Willie Nolan Road, Baldoyle, | | |
| 5. Applicant | Name: Matthew Rudden, Address: 16 Brookfield Road, Kilmainham, Dublin 8. | | |
| 6. Decision | O.C.M. No. 0253 Date 12/02/98 | 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.

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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 0253 | Date of Decision 12/02/98 |
| Register Reference S97A/0811 | Date 16th December 1997 |

Applicant Matthew Rudden,
Development Construct house in garden of No. 101.
Location Site 101A Virginia Heights, Tallaght, Dublin 24.

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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin county Council

.....
for SENIOR ADMINISTRATIVE OFFICER

12/02/98

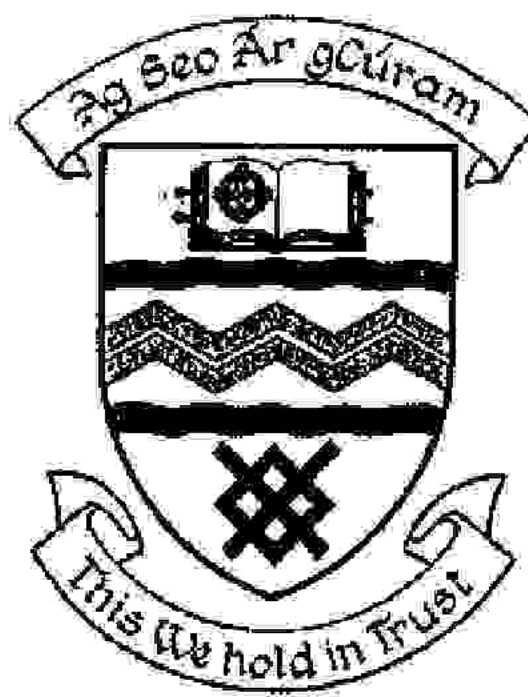
Kevin Rudden,
7 Willie Nolan Road,
Baldoyle,
Dublin 13.

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Reasons

- 1 The proposed house would seriously injure the amenities of property in the vicinity due to the proposed design which is not in-keeping with the design of existing houses in the row, particularly in relation to the increased depth of the house and consequent change in roof profile.
- 2 The proposed development would infringe an existing rear building line which is clearly visible from the Old Blessington Road.
- 3 The proposed development would be prejudicial to public health because the new house infringes a 5.0m wayleave requirement for public foul and surface water sewers located in the adjacent property to the south-west.
- 4 The proposed development is contrary to standards for residential development set down at sections 3.5.6.i and 3.5.11 of the 1993 Dublin County Development Plan which requires minimum 11.0m long rear gardens and 2.3m separation between the gable walls of adjacent houses, and would, therefore, be contrary to the proper planning and development of the area.
- 5 The proposed development would be contrary to the proper planning and development of the area as the applicant has failed to indicate the existence of the shed in the rear garden of the site.

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