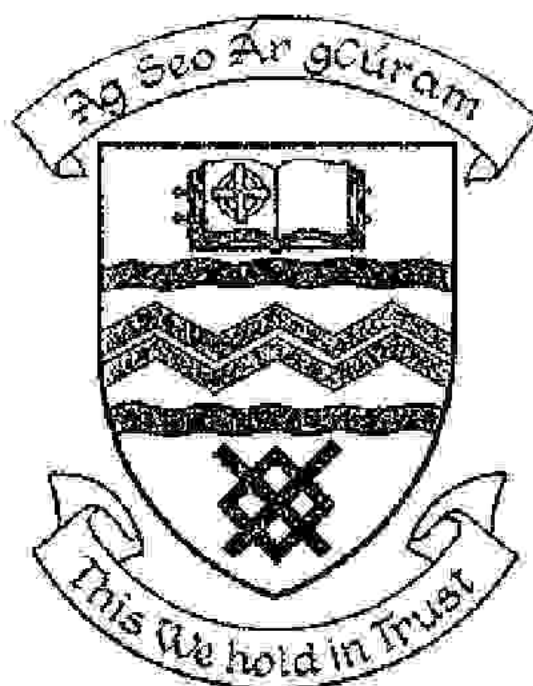


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0588	
1. Location	Rear of 1 Crannagh Park, Rathfarnham, Dublin 14.		
2. Development	A two storey detached dwelling house.		
3. Date of Application	11/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Louis Burke Architects, Address: Mantua Studio, Templeogue Bridge,		
5. Applicant	Name: Frank Nolan, Address: 1 Crannagh Park, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 4004 Date 07/11/97	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, Tamblacht,
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 4004	Date of Decision 07/11/97
Register Reference S97A/0588	Date 11th September 1997

Applicant Frank Nolan,
Development A two storey detached dwelling house.
Location Rear of 1 Crannagh Park, Rathfarnham, Dublin 14.

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

.....
for SENIOR ADMINISTRATIVE OFFICER

07/11/97

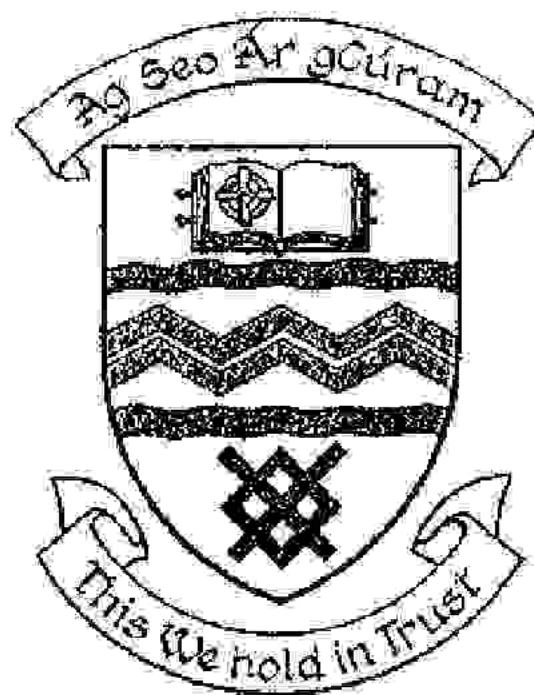
Louis Burke Architects,
Mantua Studio,
Templeogue Bridge,
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S97A/0588



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Reasons

- 1 The proposed development by reason of the inadequate provision of private open space for both the existing and proposed house constitutes substandard development and is contrary to the provisions of the development plan in this regard. The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity. In this regard the Development Plan generally requires the following:- Minimum front garden depth of 7.5 metres, minimum rear garden depth of 11 metres for existing and proposed house, a minimum of 1.15 separation from side boundaries.
- 2 The proposed development by reason of design, roof profile and external finishes is out of character with the prevailing pattern of residential development of the area. The proposed development represents disorderly development which would detract from the amenities of the area. The proposed development is not consistent with the proper planning and development of the area.