

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0498	
1. Location	84 Cypress Grove Road, Dublin 6W.		
2. Development	To build single storey residence.		
3. Date of Application	29/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Matt and Ciss Kennedy Address: 84 Cypress Grove Road, Dublin 6W.		
5. Applicant	Name: Matt and Ciss Kennedy Address: 84 Cypress Grove Road, Dublin 6W.		
6. Decision	O.C.M. No. 1922 Date 24/09/97	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



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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 1922	Date of Decision 24/09/97
Register Reference S97A/0498	Date 29th July 1997

Applicant Matt and Ciss Kennedy
Development To build single storey residence.
Location 84 Cypress Grove Road, Dublin 6W.

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 (3) Reasons on the attached Numbered Pages.

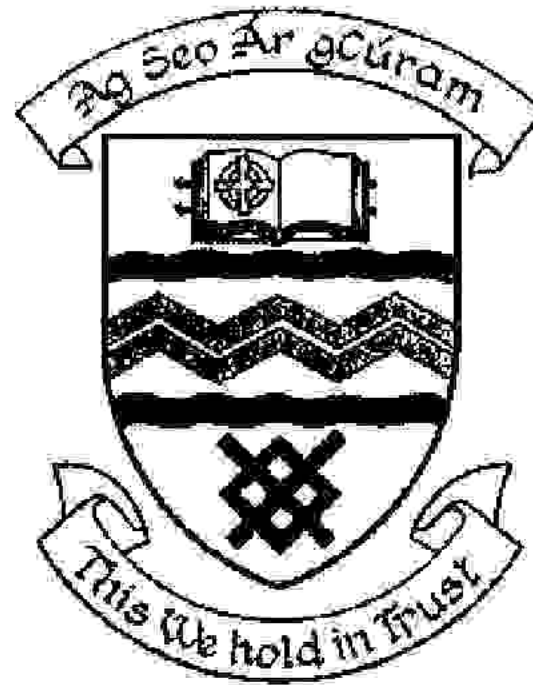
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

24/09/97

Matt and Ciss Kennedy
84 Cypress Grove Road,
Dublin 6W.

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~~REG REF. S97A/0498~~

Reasons

- 1 The proposed development, by reason of substantial deviance from building lines along both Cypress Grove Road and Cypress Garth, pattern of development, relationship with adjacent dwellings, density and house type is substantially at variance with the pattern and character of development in the area and is not consistent with the provisions of the development plan. The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 2 The proposed development would require the construction of a 2m boundary wall at an inappropriate location in the context of the streetscape, in order to provide private open space. This would constitute disorderly development in an area zoned 'to protect and improve residential amenity' and would thereby not be consistent with the proper planning and development of the area.
- 3 The proposed house would have inadequate depth of rear garden and front garden and inadequate areas of private open space attaching to it.