

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0327	
1. Location	Site No. 8 Finnin's Green, Lucan, Co. Dublin.		
2. Development	2 storey dwelling.		
3. Date of Application	23/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Kenneth & Theresa Crosbie, Address: 27 Foxdeane Park, Balgaddy, Dublin 22.		
5. Applicant	Name: K. & T. Crosby, Address: 27 Foxdeane Park, Balgaddy, Dublin 22.		
6. Decision	O.C.M. No. 1449 Date 21/07/97	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
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1449	Date of Decision 21/07/97
Register Reference S97A/0327	Date 23rd May 1997

Applicant K. & T. Crosby,
Development 2 storey dwelling.
Location Site No. 8 Finnin's Green, Lucan, Co. Dublin.

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

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for SENIOR ADMINISTRATIVE OFFICER 21/07/97

Kenneth & Theresa Crosbie,
27 Foxdeane Park,
Balgaddy,
Dublin 22.

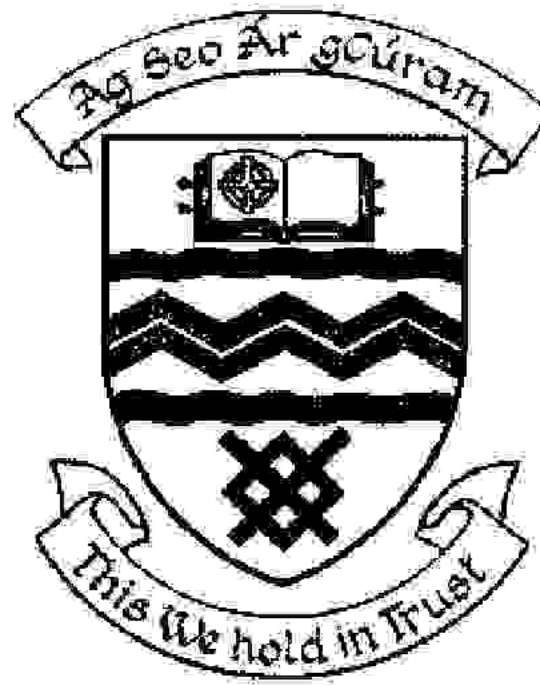
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Reasons

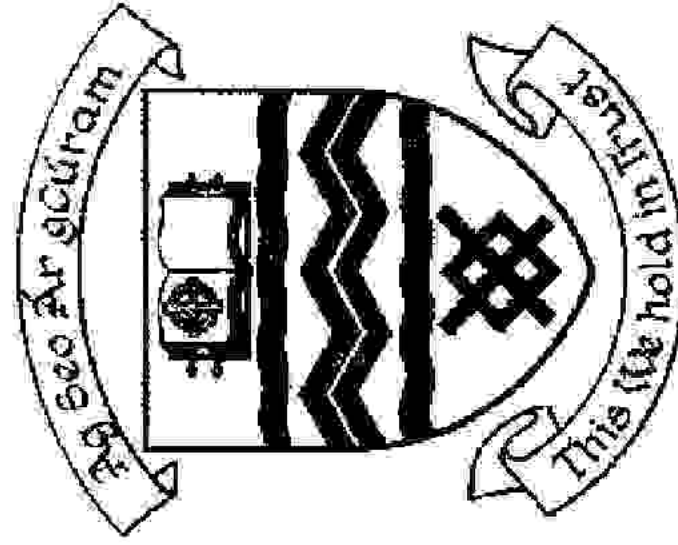
- 1 The proposed development by reason of inadequate front and rear garden lengths and inadequate set off from side boundaries fails to comply with the policies of the Dublin County Development Plan 1993 for such matters. It is therefore considered that the proposed development would represent over-development of the available site area and would be contrary to the proper planning and development of the area.
- 2 The proposed dwelling by reason of it's design, with particular reference to proposed balconies and glazing to the corridor at first floor level, would seriously injure the amenities and depreciate the value of property in the vicinity.
- 3 The proposed development by reason of inadequate access arrangements to facilitate off-street car parking (driveway of inadequate width to accommodate a car and allow for it's manoeuvring) would endanger public safety by reason of traffic hazard and obstruction of road users.
- 4 The design of the proposed dwelling is out of character with the prevailing style of dwelling in this part of the St. Finians development and would therefore be harmful to residential and visual amenity and be contrary to the proper planning and development of the area.
- 5 The proposed dwelling by reason of the construction of the eastern elevation on the eastern property boundary would overhang and underpin the adjoining property (site no.1 St. Finians) and would therefore represent unauthorised

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development which would be contrary to the proper planning
and development of the area.