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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0282 |
| 1. Location | 1 Glendown Close, Templeogue, Dublin 6. | |
| 2. Development | House at side. | |
| 3. Date of Application | 07/05/97 | Date Further Particulars (a) Requested (b) Received |
| 3a. Type of Application | Permission | 1. 2. |
| 4. Submitted by | Name: Barry & Associates, Address: 13 Ballinteer Road, Dundrum, Dublin 16. | |
| 5. Applicant | Name: Mrs. A. McKinney, Address: 1 Glendown Close, Templeogue, Dublin 6. | |
| 6. Decision | O.C.M. No. 1323 Date 03/07/97 | Effect RP REFUSE PERMISSION |
| 7. Grant | O.C.M. No. Date | Effect RP REFUSE PERMISSION |
| 8. Appeal Lodged | 29/07/97 | Written Representations |
| 9. Appeal Decision | 25/11/97 | Refuse Permission |
| 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. |

AN BORD PLEANÁLA

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

County South Dublin


Planning Register Reference Number: S97A/0282

APPEAL by Ann McKinney care of Barry and Associates of 13 Ballinteer Road, Dundrum, County Dublin against the decision made on the 3rd day of July, 1997 by the Council of the County of South Dublin to refuse a permission for development comprising a house at the side of number one Glendown Close, Templeogue, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site of the proposed development is located in an area wherein the zoning objective as set out in the current development plan for the area is to protect and/or improve residential amenity. This objective is considered to be reasonable. It is considered that the proposed development on a subdivided corner site is not consistent with the standards set out in the development plan, would set an undesirable precedent for a pattern of development and would seriously injure the amenities and depreciate the value of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. It is considered that the proposed two-storey house would seriously infringe the established building line on Glendown Drive, would represent disorderly development and would, therefore, be contrary to the proper planning and development of the area.


Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 25th day of November 1997.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**

P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 1323 | Date of Decision 03/07/97 |
| Register Reference S97A/0282 | Date 7th May 1997 |

Applicant Mrs. A. McKinney,
Development House at side.
Location 1 Glendown Close, Templeogue, Dublin 6.

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

03/07/97

Barry & Associates,
13 Ballinteer Road,
Dundrum,
Dublin 16.

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REG REF. S97A/0282



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Reasons

- 1 The proposed development, on a sub-divided corner site would set an undesirable precedent for a pattern of development which would seriously injure the amenities and depreciate the value of property in the vicinity. The proposed development is not consistent with the proper planning and development of an area where it is an objective 'to protect and improve residential amenity', in the Dublin County Development Plan.

- 2 The proposed development seriously encroaches on an established building line along Glendown Drive and thereby represents disorderly development. The proposed development is not in accordance with the provisions of the Development Plan and is not consistent with the proper planning and development of the area.

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