

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0143	
1. Location	120 Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Detached bungalow and make a new entrance in garden.		
3. Date of Application	14/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Patrick Sweeney, Address: 120 Butterfield Avenue, Rathfarnham, Dublin 14.		
5. Applicant	Name: Patrick Sweeney, Address: 120 Butterfield Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0884 Date 12/05/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	09/06/97	Written Representations	
9. Appeal Decision	08/10/97	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/0143

APPEAL by Patrick Sweeney of 120 Butterfield Avenue, Rathfarnham, Dublin against the decision made on the 12th day of May, 1997 by the Council of the County of South Dublin to refuse a permission for development comprising building a detached bungalow and making a new entrance in garden of 120 Butterfield Avenue, Rathfarnham, 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

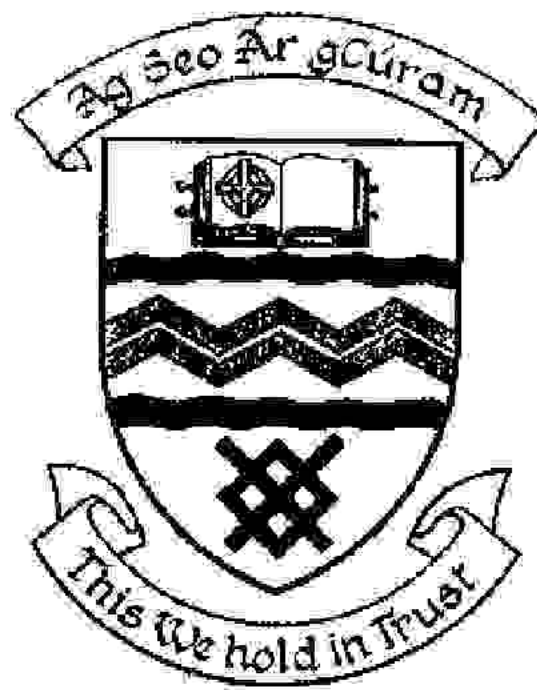
1. The site of the proposed development is located in an area wherein the zoning objective as set out in the current development plan for the area is 'to protect and improve residential amenity'. This objective is considered to be reasonable. It is considered that the proposed development does not provide for adequate private open space for proposed and existing residential property, that it represents substandard backland development, is not consistent with the standards set out in development plan and is contrary to the zoning objective for the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed house would be at distances in the order of 0.5 metres, 2.3 metres, 3.5 metres and 5 metres respectively from its boundaries with adjoining properties. This proximity in residential development is not acceptable. The proposed development, by reason of its proximity to adjoining properties, would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity.

Ann Con. Quinn

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

Dated this 8th day of October, 1997.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision order Number 0884	Date of Decision 12/05/97
Register Reference S97A/0143	Date 14th March 1997

Applicant Patrick Sweeney,
Development Detached bungalow and make a new entrance in garden.
Location 120 Butterfield Avenue, 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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for SENIOR ADMINISTRATIVE OFFICER 12/05/97

Mr. Patrick Sweeney,
120 Butterfield Avenue,
Rathfarnham,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S97A/0143

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Reasons

- 1 The proposed development does not provide for adequate private open space for the proposed and existing dwellings and is not consistent with the standards of the Development Plan. The proposed dwelling represents substandard backland development and is contrary to the zoning objective for the area 'to protect and improve residential amenity'
- 2 The proposed dwelling would be at distances in the order of 0.5m, 2.3m, 3.5m and 5m from its respective boundaries with adjoining properties. This relationship between residential development is unacceptable. The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 3 The proposed development does not provide for adequate off-street car parking and would thereby endanger public safety by reason of traffic hazard.