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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S96A/0640 | |
| 1. Location | 1 Grange Park, Rathfarnham, Dublin 14. | | |
| 2. Development | 2 storey house adjacent to existing house, new driveway and new pedestrian access all within existing site. | | |
| 3. Date of Application | 29/11/96 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: M. Blake, Address: 12 Carraig Mor, Lott Lane, Kilcoole, | | |
| 5. Applicant | Name: Miss Carol Greene, Address: 1 Grange Park, Rathfarnham, Dublin 14. | | |
| 6. Decision | O.C.M. No. 0146 Date 23/01/97 | Effect RP REFUSE PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect RP REFUSE PERMISSION | |
| 8. Appeal Lodged | 21/02/97 | Written Representations | |
| 9. Appeal Decision | 19/06/97 | 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. | |

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AN BORD PLEANÁLA

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

County South Dublin

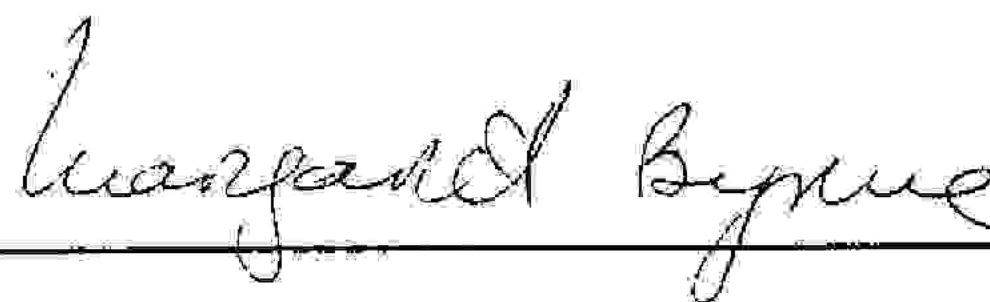
Planning Register Reference Number: S96A/0640

APPEAL by Carol Greene care of Mark Blake of 12 Carraig Mor, Lott Lane, Kilcoole, County Wicklow against the decision made on the 23rd day of January, 1997 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a two-storey house adjacent to existing house, new driveway and pedestrian access at 1 Grange Park, 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 proposed development when taken in conjunction with the existing house on the site would constitute overdevelopment, by reason of its failure to meet the standards as set out in the current development plan for the area with regard to private open space provision (which standards are considered reasonable). The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development, which includes an additional vehicular entrance located in close proximity to the junction of Grange Park and Grange Road, would endanger public safety by reason of traffic hazard. The proposed development 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 19th day of June 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 0146 | Date of Decision 23/01/97 |
| Register Reference S96A/0640 | Date 29th November 1996 |

Applicant Miss Carol Greene,

Development 2 storey house adjacent to existing house, new driveway
and new pedestrian access all within existing site.

Location 1 Grange 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.

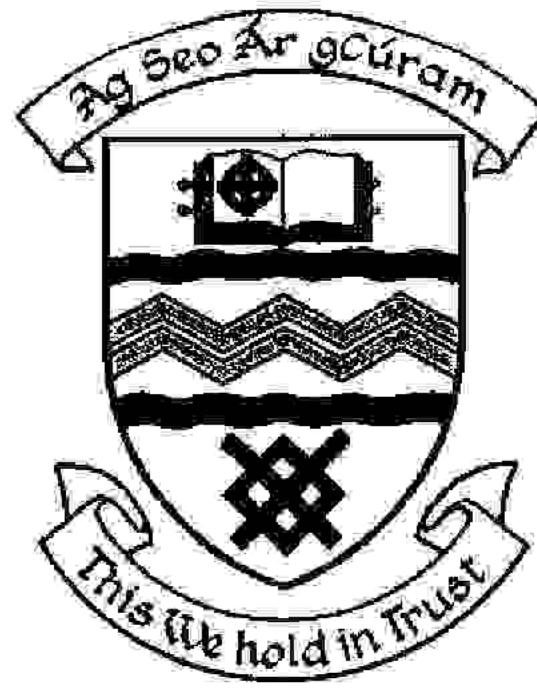
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

23/01/97

M. Blake,
12 Carraig Mor,
Lott Lane,
Kilcoole,
Co. Wicklow.

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REG REF. S96A/0640

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Reasons

- 1 The proposed development, which includes an additional vehicular entrance located in close proximity to the junction of Grange Park and Grange Road, would be prejudicial to public safety by reason of traffic hazard.
- 2 The proposed development constitutes over development of the site and is contrary to the proper planning and development of the area. In this regard separation between houses is 1.1 metres whereas the Development Plan requires 2.3 metres. The setback from adjoining road is shown as 1.355 metres whereas the Roads Department require a minimum of 2 metres. Depth of rear garden is 6.320 metres whereas the Development Plan requires 11 metres.