

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0081	
1. Location	Orchardstown Villa, Washington Lane, Rathfarnham.		
2. Development	Dormer bungalow to rear.		
3. Date of Application	20/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: B. Alkin, Address: Orchardstown Villa, Washington Lane,		
5. Applicant	Name: B. Alkin, Address: Orchardstown Villa, Washington Lane, Rathfarnham, Co. Dublin.		
6. Decision	O.C.M. No. 0687 Date 18/04/96	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged	17/05/96	Written Representations	
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.	

AN BORD PLEANÁLA

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

County South Dublin

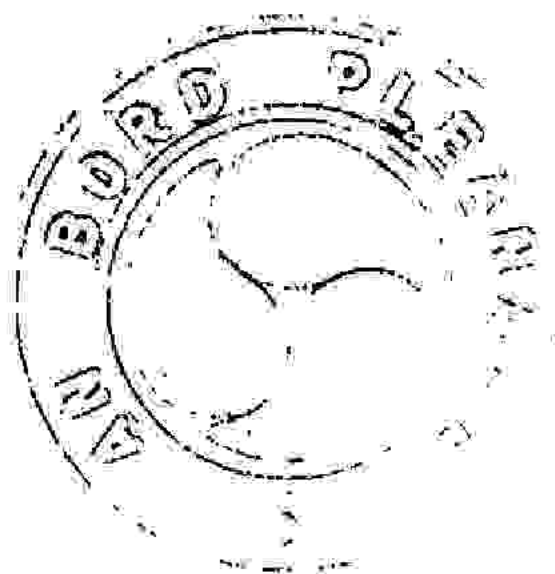
Planning Register Reference Number: S96A/0081

APPEAL by Barbara Alkin of Orchardstown Villa, Washington Lane, Rathfarnham, County Dublin against the decision made on the 18th day of April, 1996 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a dormer bungalow to rear of Orchardstown Villa, Washington Lane, Rathfarnham, 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 is located in an area zoned "A" - "to protect and improve residential amenity" in the current development plan for the area, which zoning objective is considered reasonable. The proposed backland development would constitute overdevelopment of the site which would seriously injure the residential amenities and depreciate the value of property in the vicinity.
2. It is considered that the proposed development would reduce the private open space of the existing house below the standards required in the current development plan for the area and would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 16th day of September 1996.

**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 0687	Date of Decision 18/04/96
Register Reference S96A/0081	Date 20th February 1996

Applicant B. Alkin,
Development Dormer bungalow to rear.
Location Orchardstown Villa, Washington Lane, Rathfarnham.

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

...*LB*..... 18/04/96
for SENIOR ADMINISTRATIVE OFFICER

B. Alkin,
Orchardstown Villa,
Washington Lane,
Rathfarnham,
Co. Dublin.

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Reasons

- 1 The site is located in an area zone 'A', "to protect and improve residential amenity". The development as proposed would result in a density of development which is in excess of the density of development in the vicinity of the site.
- 2 The development as proposed is contrary to the stated Development Plan objective for the area, by detracting from the amenities of existing residential properties and depreciating the value of property in the area.
- 3 The development as proposed will reduce the private open space of the existing house below the standards required by the Development Plan.