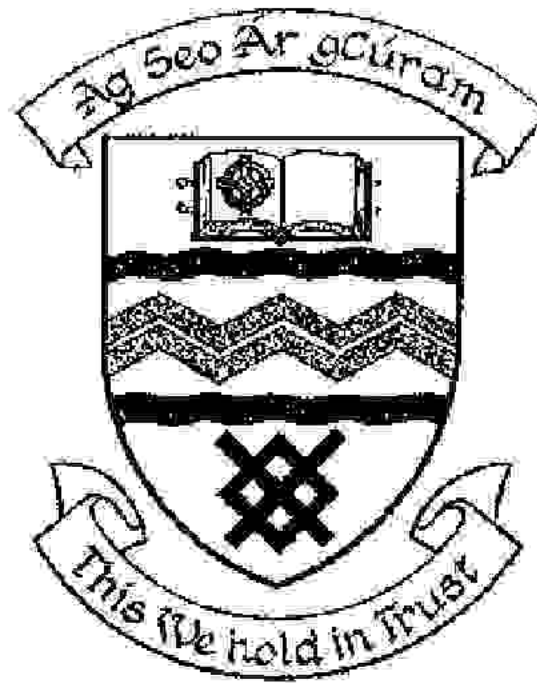


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0374	Date of Decision 18/02/2002
Register Reference S01A/0860	Date 21/12/01

Applicant Anthony Kelly,

Development Two three-bedroomed semi-detached, two storey dwelling houses, entrance and all associated site works.

Location 77 Limekiln Green, Walkinstown, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 (4) Reasons on the attached Numbered Pages.

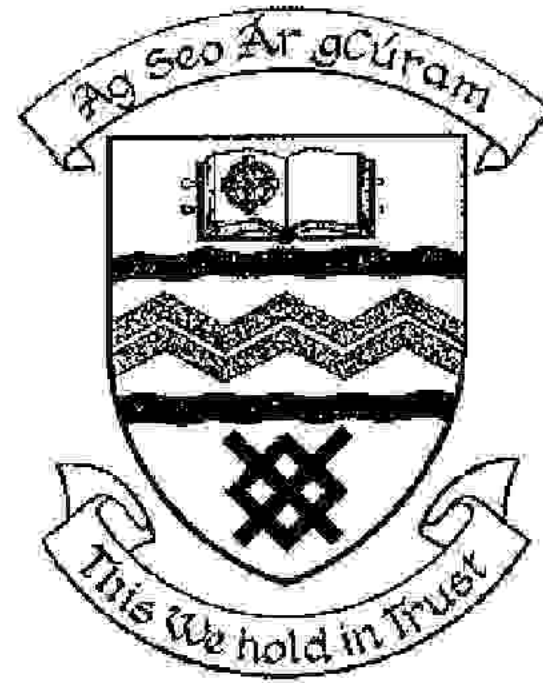
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

19/02/02

Anthony Kelly,
77 Limekiln Green,
Walkinstown,
Dublin 12.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0860

Reasons

- 1 The proposed development constitutes overdevelopment of the site and is substandard, with the rear garden of the house in the north part of the site (nearest to number 77) having less than the required private open space to the rear as per Section 3.4.16 'Private Open Space' in the South Dublin County Development Plan (1998). Thus the proposed development would seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and development of the area.
- 2 The proposed development would infringe an existing building line by not maintaining the existing front building line, which is specified in Section 3.4.13.i of the South Dublin County Development Plan (1998). Thus the proposed development would be contrary to the proper planning and development of the area.
- 3 The setting back of the houses from the existing front building line will impact adversely on the character of the existing streetscape, which is contrary to Section 3.4.13.i of the South Dublin County Development Plan (1998). Thus the proposed development would be contrary to the proper planning and development of the area.
- 4 The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity. Thus the proposal would be contrary to the proper planning and development of the area.