

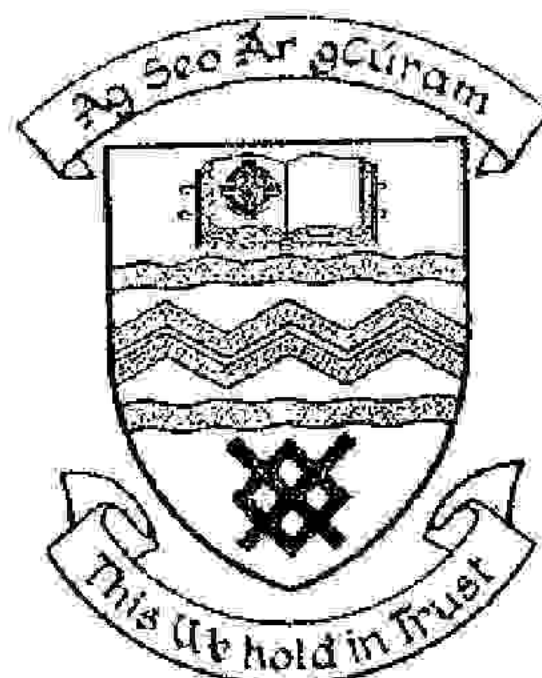
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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-414 9230

Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

**Eithne Clarke,**  
**Woodtown Park,**  
**Rathfarnham,**  
**Dublin 16.**

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

<b>Decision Order No.</b>	<b>3322</b>	<b>Date of Decision</b>	<b>08-Oct-2002</b>
<b>Register Reference</b>	<b>S01A/0727</b>	<b>Date</b>	<b>09-Aug-2002</b>

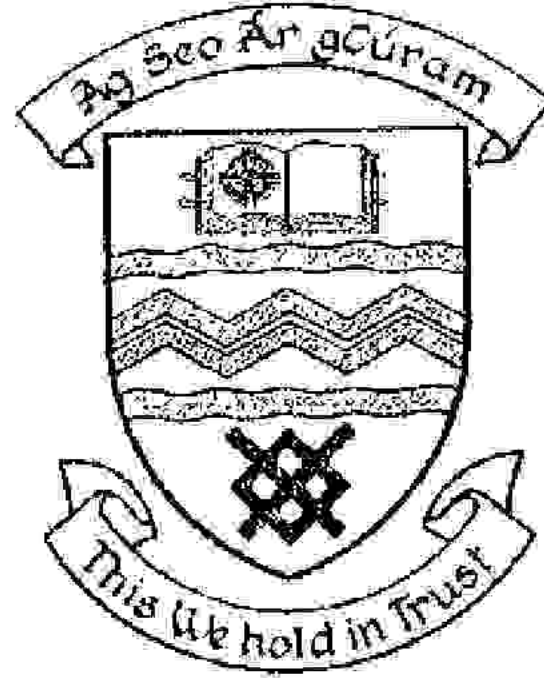
**Applicant:** Eithne Clarke,  
**Development:** Dormer bungalow.  
**Location:** Woodtown Park, Stocking Lane, Rathfarnham, Dublin 16.  
**Time extension(s) up to and including:**  
**Additional Information** 27-Mar-2002/  
**Requested/Received:**  
**Clarification of Additional Information** 27-Mar-2002/  
**Requested/Received:**

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal, for the reason(s) on the attached numbered pages.

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Reasons

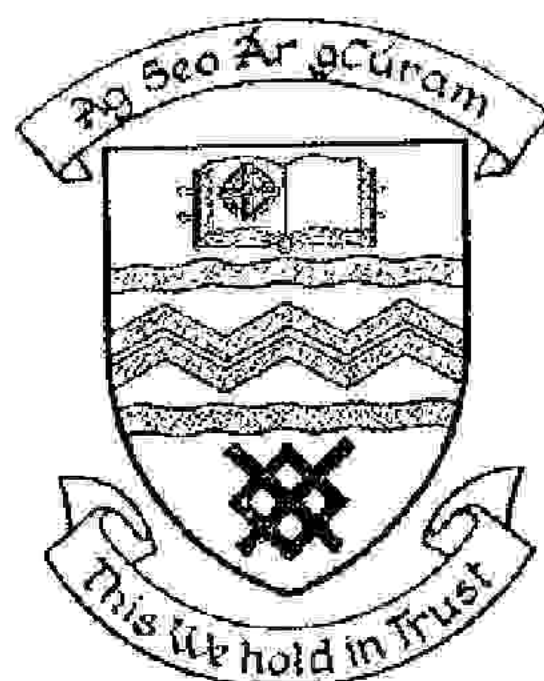
1. The proposed development is located in an area zoned "F" in the current South County Dublin Development Plan 1998 for which the objective is "to preserve and provide for open space and recreational amenities". This objective is considered reasonable. It is a policy of the planning authority, as set out in the plan, to channel housing into serviced centres and to restrict development in rural areas to that necessary to service the needs of those engaged in agriculture and other rural activities. The proposed development would contribute to ribbon development in this area, lead to demands for the uneconomic provision of further public services and communal facilities in an area where these are not proposed and would interfere with the rural character and attractiveness of the area. The proposed development would, therefore, contravene materially the development objective as set out on the development plan and be contrary to the proper planning and development of the area.
2. It is considered that the proposed development would endanger public safety by reason of a traffic hazard because of inadequate vision splays at any access point to this site in both a northerly and southerly direction on Stocking Lane.
3. It is considered that the design of the proposed dwelling by virtue of its vertical wooden cladding and stilts would interfere with the character of the landscape and would not comply with Appendix D, "Guidelines on the Siting and Design of Rural Dwellings", of the South County Dublin Development Plan 1998.

**SOUTH DUBLIN COUNTY COUNCIL**  
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**Register Reference: S01A/0727**

Signed on behalf of the South Dublin County Council.

Yours faithfully,

08-Oct-2002

for

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**Senior Executive Officer**