

C

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 3712	Date of Decision 17/12/2001
Register Reference S01A/0708	Date 24/10/01

Applicant Chris Lovette,
Development Retention of self-contained granny flat to rear of dwelling.
Location 53 Tynan Hall Avenue, Kingswood, Tallaght, Dublin 24.

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 (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

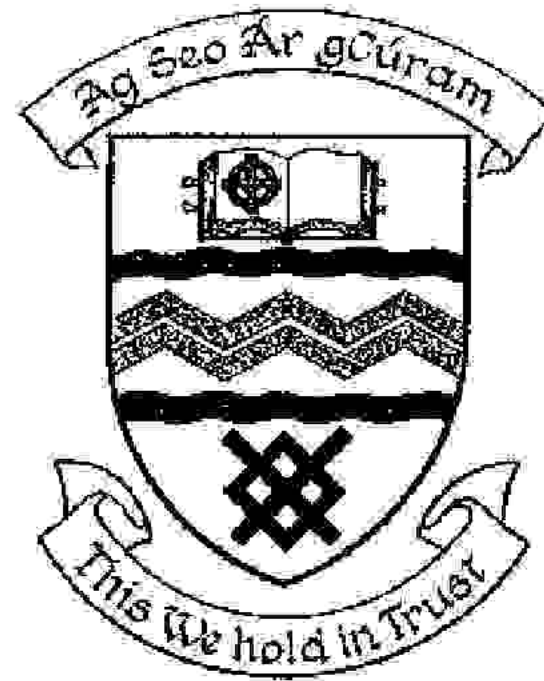

..... 18/12/01
for SENIOR ADMINISTRATIVE OFFICER

Larkin McGovern Building Surveyors,
The Gables,
Main Street,
Dunshaughlin,
Co. Meath.

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REG REF. S01A/0708

Reasons

- 1 The development proposed for retention is not considered a "family flat", as it is not a proper sub-division or extension of the main dwelling unit. The proposal therefore constitutes an autonomous dwelling unit. The development proposed for retention does not satisfy the Development Plan standards for residential development, in terms of open space requirements, car parking and minimum unit size. The proposal therefore materially contravenes the requirements of the County Development Plan, and does not accord with the proper planning and development of the area.