

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

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

Decision Order Number 3497	Date of Decision 28/11/2001
Register Reference S01A/0654	Date 03/10/01

Applicant	Pat & Mary Griffin,
Development	Detached two-storey dwelling house.
Location	21 Beaufort Downs, Rathfarnham, Dublin 16.

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

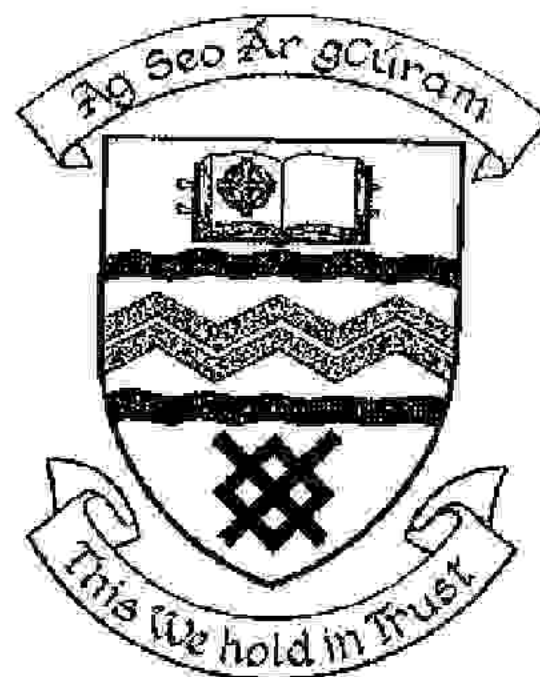
for SENIOR ADMINISTRATIVE OFFICER 29/11/01

Mr. Diarmuid Cronin,
Flat 1,
No. 1 Richmond Hill,
Rathmines,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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REG REF. S01A/0654

Reasons

- 1 The proposed dwelling, by virtue of its position vis-à-vis the perpendicular row of houses to the north, would break the front building line of the latter houses. It would also result in an unacceptable level of overlooking which would seriously injure the amenities of property in the vicinity. For these reasons, the proposal would contravene materially the zoning objective for the area as set out in the South Dublin County Development Plan, 1998, which is 'to protect and/or improve residential amenity'.
- 2 The proposed development, by virtue of its proximity to a 375mm public foul sewer, would be prejudicial to public health. Due to the size of the sewer and its depth of over 4m, a minimum distance of 5 metres is required in this instance between the sewer and any proposed development.