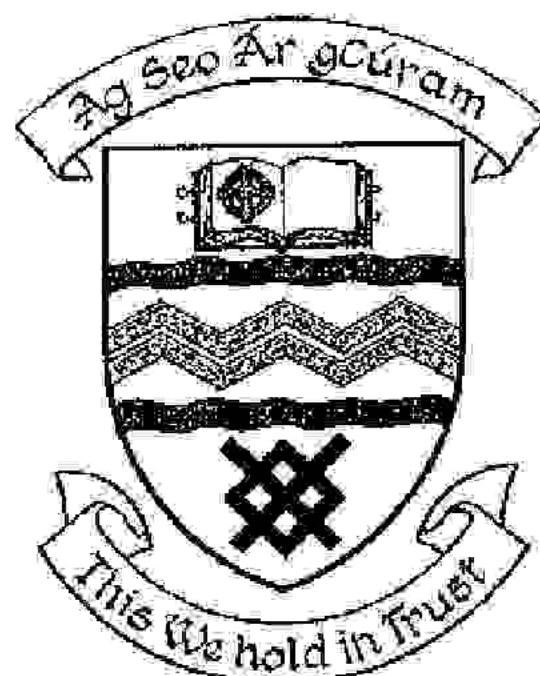


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



**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 3487	Date of Decision 28/11/2001
Register Reference S01A/0649	Date 02/10/01

Applicant Mr. Patrick Shanley,
Development Two storey house with driveway and dishing of footpath in side garden of house.
Location 26 Glendoo Close, Greenpark, 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

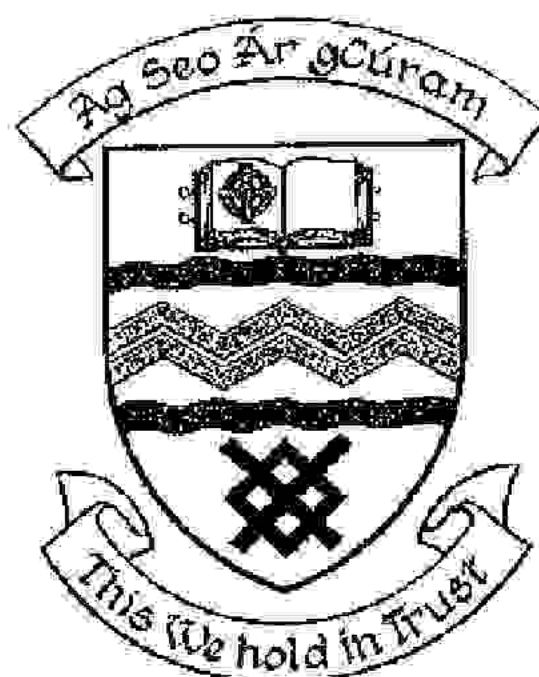

..... 28/11/01
for SENIOR ADMINISTRATIVE OFFICER

Braxton Limited,
Architectural & Structural Design,
15 Knocklyon Heights,
Templeogue,
Dublin 16.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0649

Reasons

- 1 Section 3.4.16.i of the South Dublin County Development Plan 1998 states that 'all houses should have an area of private open space behind the front building line of not less than 60 square metres (exclusive of car parking area) to provide for an adequate level of residential amenity'. The amount of open space provided for the proposed dwelling falls severely short of this requirement and as such would provide inadequate residential amenity. It would therefore contravene materially the zoning objective for the area as set out in the South Dublin County Development Plan 1998, which seeks 'to protect and/or improve residential amenity'.
- 2 Section 3.4.16.i of the South Dublin County Development Plan states that 'a minimum standard of 22 metres between directly opposing first floor windows should be observed. This will normally result in a minimum rear garden depth of 11 metres'. However, the rear garden depth of this proposed dwelling ranges from 3.1 metres to 5.2 metres and as such would provide inadequate residential amenity. It would therefore contravene materially the Development Plan zoning objective for the area.
- 3 The proposed development, by virtue of its orientation vis-a-vis adjoining houses, would result in an unacceptable level of overlooking and overshadowing, which would seriously injure the amenities of property in the vicinity and would contravene materially the Development Plan zoning objective for the area.
- 4 The applicant is proposing to dispose of surface water from the new house by soakage. This is unacceptable as there is a surface water sewer adjacent to the site. Therefore the proposed development must be considered to be prejudicial to public health.