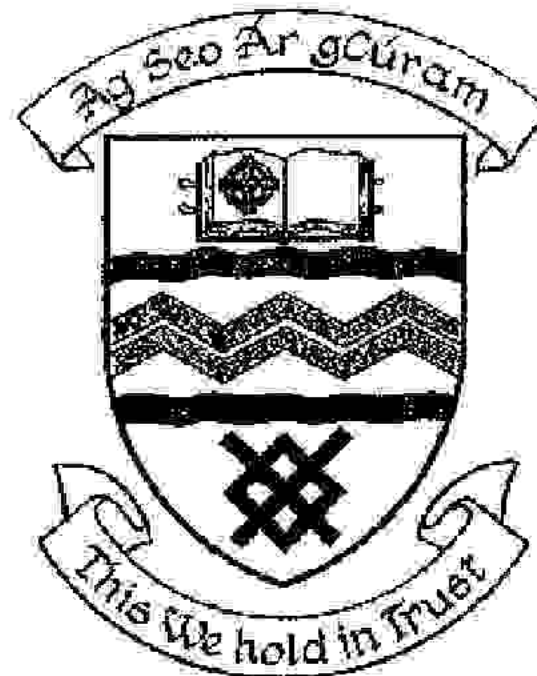


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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 3145	Date of Decision 11/10/2001
Register Reference S01A/0535	Date 13/08/01

Applicant Mr. E. O'Toole

Development The construction of two, two storey houses.

Location Side of 8 Homelawn Villas, Old Bawn, 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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

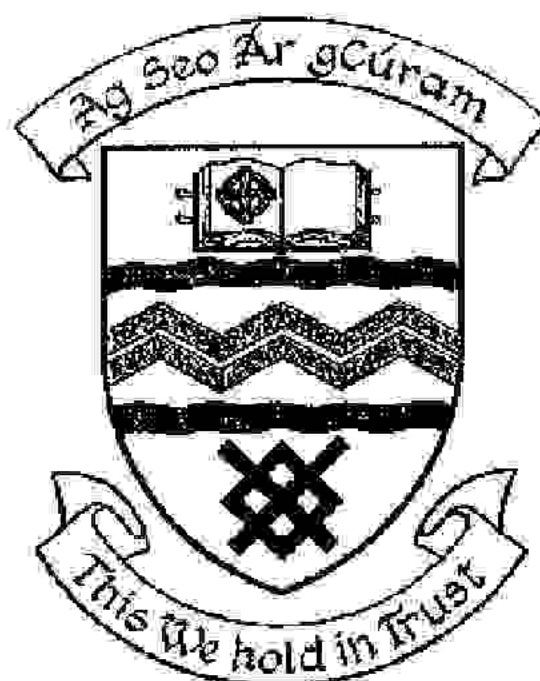
..... 11/10/01
for SENIOR ADMINISTRATIVE OFFICER

Mr. E. O'Toole
202 Hillcrest Park,
Glasnevin,
Dublin 11.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0535

Reasons

- 1 The proposed development ignores the present building lines relevant to the site and would set a precedent for similar undesirable haphazard development in the future. As such, the proposal would be visually unacceptable and would seriously injure the amenities and depreciate the value of property in the vicinity.
- 2 It is considered that the proposed dwellings, by virtue of their proximity to each other and seriously inadequate separation distances between first floor directly opposing windows, would be injurious to the amenities of residents in these properties by way of excessive overlooking.
- 3 The applicant has not submitted a site plan, clearly showing the relationship between the proposed dwellings and the neighbouring properties, no. 8 Homelawn Villas and no. 44 Homelawn Road. A grant of permission would be detrimental to the residential amenities of these neighbouring properties. As such the proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 4 The "Proposed House No.2" is located within 5 metres of a 225mm diameter public foul sewer and a 150mm diameter public watermain. It is a requirement of the Environmental Services Department that no development occur within 5 metres of such public services. Therefore the proposed development would be prejudicial to public health.
- 5 The proposed houses would have insufficient rear garden depth. As such the proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.