

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
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3441	Date of Decision 22/11/2001
Register Reference S01A/0507	Date: 31/07/01

Applicant R. Jordan
Development Two storey house and vehicular access.
Location 17 Greentrees Road, Dublin 12.
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 31/07/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The site layout plan and site location map are not consistent with each other. The applicant is therefore requested to submit revised plans and maps accurately representing the site and location of the application site.
- 2 Having regard to the pattern of development in the area, which includes sizeable rear gardens, it is considered that the private amenity space behind the rear building line of the proposed house should be at least 60 sq.m. The applicant should note that in order to achieve a satisfactory level of private open space it may be necessary to omit the rear single-storey portion of the proposed dwelling from the application. The applicant should also note that the Planning Authority require that a more equal subdivision of the overall site between the two dwellings be proposed. The applicant is requested to submit revised site layout plans amending the proposals accordingly.

David Grant,
Kilmacullagh House,
Newtownmountkennedy,
Co. Wicklow.

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REG REF. S01A/0507

- 3 The applicant is requested to submit revised plans showing the full extent of development on the application sites and all adjoining sites in accordance with Article 23(1)(a) of the Local Government (Planning and Development) Regulations, 1994.
- 4 It is noted that the submitted drawings show a side passage adjacent to the proposed house, but that there is no access from the house to said passage. The applicant is requested to clarify this matter.

Signed on behalf of South Dublin County Council


.....
For Senior Administrative Officer

22/11/01

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

Decision Order Number 0985	Date of Decision 10/05/2002
Register Reference S01A/0507	Date 31/07/01

Applicant R. Jordan

Development Two storey house and vehicular access.

Location 17 Greentrees Road, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/11/2001. /19/03/2002

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 of South 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

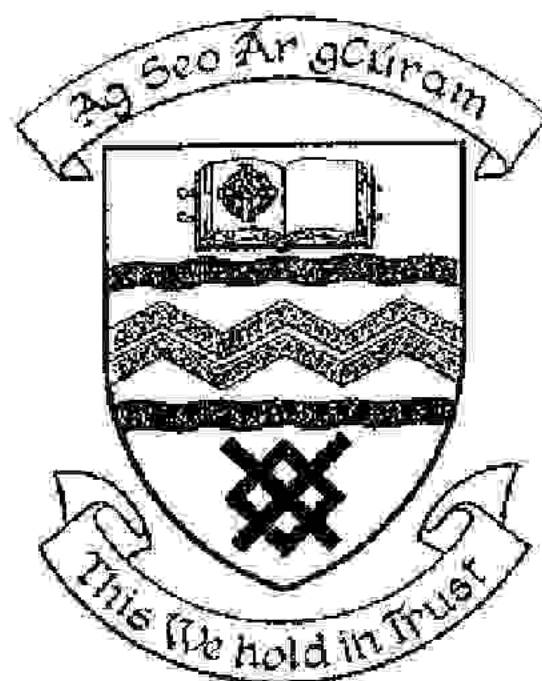
..... 10/05/02
for SENIOR ADMINISTRATIVE OFFICER

David Grant,
Kilmacullagh House,
Newtownmountkennedy,
Co. Wicklow.

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RBG REF. S01A/0507

Reasons

1. Having regard to the pattern of development in the area, which is characterised by residential development on substantial sites, it is considered that the proposed development would constitute an excessive density of development and would seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. It is considered that the proposed building by reason of its design and type, namely a detached house in an area of predominantly semi-detached houses, would be out of character and would seriously injure the amenities of property in the vicinity.