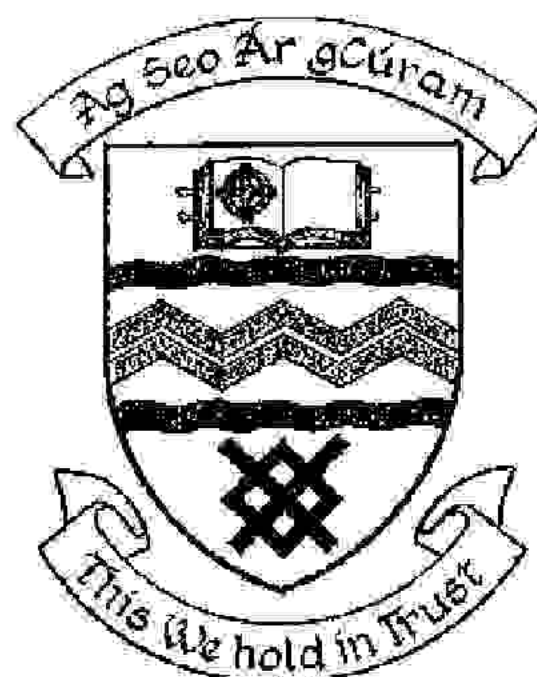


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 2966	Date of Decision 20/09/2001
Register Reference S01A/0484	Date 24/07/01

Applicant G. & C. McGrath

Development New detached two storey two bedroomed house

Location Site adjoining 129a Rockfield Avenue, Perrystown, 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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

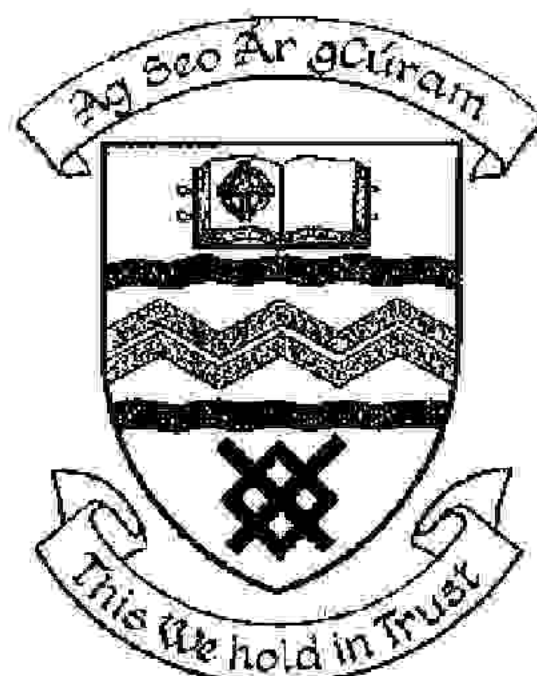

..... 20/09/01
for SENIOR ADMINISTRATIVE OFFICER

G. & C. McGrath
129a Rockfield Avenue,
Perrystown,
Dublin 12.

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REG REF. S01A/0484

Reasons

- 1 The proposed development constitutes over-development on a restricted site. The proposed development would be seriously injurious to the residential amenity of adjoining property and depreciate the value of property in the vicinity. The proposed development contravenes the zoning objective A " To protect and/ or improve Residential Amenity".
- 2 The proposed development would impact injuriously on the character of the streetscape. The design of the proposed development does not integrate with the style of adjoining development or a scale which respects that of adjoining development. The proposed development does not maintain development plan standards with regard to private open space for the existing dwelling and does not maintain the existing front building line or side building line. The proposed development contravenes paragraph 3.4.13.i. of the South Dublin County development Plan 1998. Therefore the proposed development is contrary to the proper planning and development of the area.
- 3 The proposal would result in the undesirable fragmentation of the rear garden of the existing residential property resulting in the provision of seriously substandard Private Open Space for the existing dwelling no. 129 Rockfield Avenue.
- 4 The proposed development would result in tortuous traffic movement and does not accommodate adequate car parking with in the curtilage of the proposed dwelling or the existing dwelling. Therefore the proposed development would endanger public safety by reason of a traffic hazard.
- 5 The proposed development would set a precedent for similar types of substandard development in similar locations.