

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0455
1. Location	310 Glenview Park, Tallaght, Dublin 24	
2. Development	Change two-storey extension to side to single dwelling unit.	
3. Date of Application	13/07/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: John Birchall Address: 310 Glenview Park, Tallaght,	1. 2.
5. Applicant	Name: John Birchall Address: 310 Glenview Park, Tallaght, Dublin 24	
6. Decision	O.C.M. No. 22893 Date 10/09/2001	Effect FI REQUEST ADDITIONAL INFORMATION
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar	Date	Receipt No.

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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 2893	Date of Decision 10/09/2001
Register Reference S01A/0455	Date: 13/07/01

Applicant John Birchall
Development Change two-storey extension to side to single dwelling unit.
Location 310 Glenview Park, Tallaght, Dublin 24
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 13/07/01 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 applicant is requested to carry out revised public notice procedures (both site notice and public notice) stating that the proposal is for the retention of the conversion from an extension to a single dwelling unit and submit the necessary evidence and balance of fee to the Planning Authority.
- 2 If the proposed development is to be used as a 'family flat' then the applicant is requested to submit revised drawings to the Planning Authority showing it linked directly to the main dwelling via an internal access door, as stipulated in the South Dublin County Development Plan 1998. The revised public notice procedures should also indicate as such if the proposed development is to be used as a family flat.
- 3 The applicant is requested to submit revised drawings to the Planning Authority redefining the boundary line so as to allow for 60 square metres minimum of private open space to

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REG REF. S01A/0455

the rear of each individual dwelling unit, as per the South Dublin County Development Plan 1998.

- 4 The internal layout of the main dwelling including two kitchens, two lounges, two sets of stairs and the positioning of the doors indicates that the existing dwelling has also been subdivided into two individual self-contained units. The applicant is requested to state whether this is the case and if so, planning permission is also required for the retention of these works.
- 5 The hard surfacing of the entire front curtilage of the property and the marking out of four car parking spaces is considered not to be exempted development under Class 6 of the Local Government (Planning and Development) Regulations 1994. As a result the applicant is requested to submit details relating to the grant of permission for these works. If no such permission was obtained, then the applicant is advised that planning permission is required for retention of these works.

Signed on behalf of South Dublin County Council

MT
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for Senior Administrative Officer

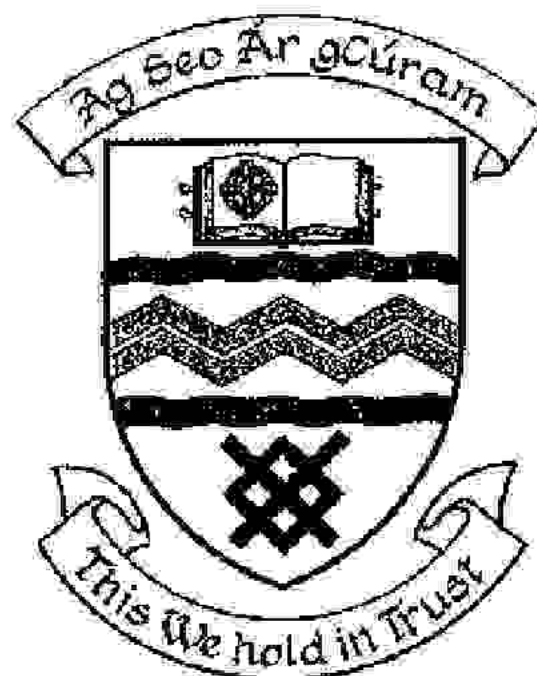
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3518	Date of Decision 29/11/2001
Register Reference S01A/0455	Date 13/07/01

Applicant John Birchall

Development Retention of two storey extension to side as a single dwelling unit with hardstanding and car park space to front.

Location 310 Glenview Park, Tallaght, Dublin 24

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/09/2001 /05/10/2001

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 (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

30/11/01

John Birchall
310 Glenview Park,
Tallaght,
Dublin 24.

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Reasons

- 1 It is considered that by virtue of its substandard size and layout and the intensification of the residential use of the existing house, the development proposed for retention would provide inadequate residential amenity for the occupant, would seriously injure the amenities of property in the vicinity, would be out of character with the predominant pattern of development in the area and would set an undesirable precedent for further similar development in the area. For these reasons, it would also 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'.