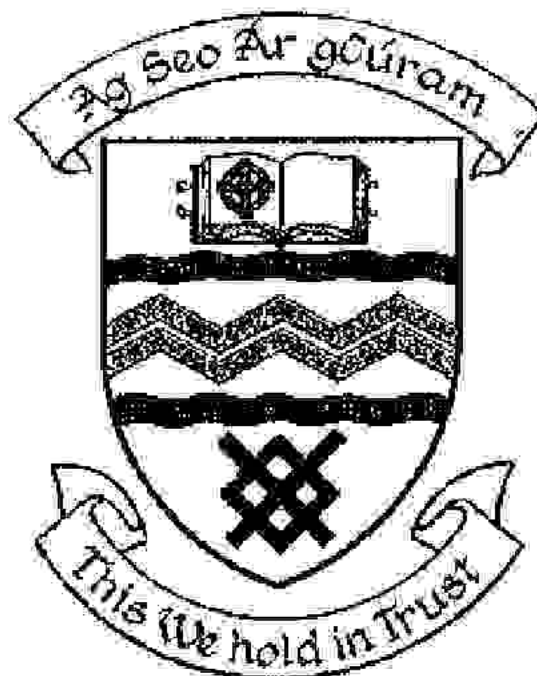


C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
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 3198	Date of Decision 19/10/2001
Register Reference S01A/0385	Date 21/06/01

Applicant Mr C Giltrap

Development Retention of a self contained family flat to the rear.

Location 87 Mountain Park, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/07/2001 /23/08/2001

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

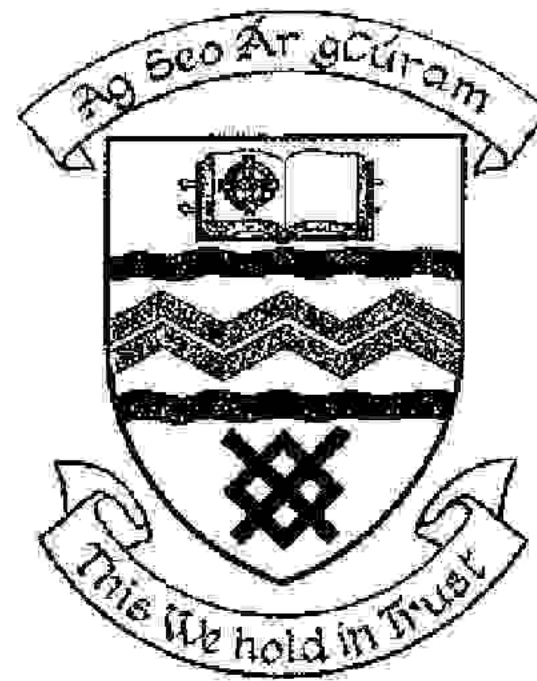

.....
for SENIOR ADMINISTRATIVE OFFICER

19/10/01

R.C. Design
"Moyalla",
2 Wynberg Park,
Blackrock,
Co. Dublin.

J.S.
D.D.
J.V.

**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

REG REF. S01A/0385

Reasons

- 1 Section 3.4.10 of the 1998 South Dublin County Development Plan refers to 'Family Flat' development. It states:
"A 'family' flat refers to a sub-division or extension of a single dwelling unit to accommodate a member of the immediate family for a temporary period (e.g elderly parent). The proposed unit shall be linked directly to the main dwelling via an internal access door. It shall be subordinate to the main dwelling and shall generally not exceed 50% of the floor area of the existing dwelling".

The structure proposed for retention, does not qualify as a Family Flat under this policy and, as such a grant of permission would be contrary to an objective of the Development Plan.

- 2 The residential unit proposed for retention, by virtue of its detached nature, its substandard size and its lack of dedicated private amenity space, results in a cramped form of development which seriously injures the amenities of property in the vicinity and provides inadequate residential amenity for the occupants. As such the development contravenes materially the Development Plan zoning objective for the area which is to "protect and/or improve residential amenity".
- 3 The proposed development would set an undesirable precedent for future similar developments in the area. As such, a grant of permission would be inconsistent with the proper planning and development of the area.