

	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/0383
1. Location	647 Whitechurch Cottages, Whitechurch Road, Rathfarnham, D16	
2. Development	Dormer bungalow to rear of protected structure including ancillary works and modifications to existing vehicular entrance.	
3. Date of Application	22/06/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: Mr John Byrne Address: 647 Whitechurch Cottages, Whitechurch Road,	
5. Applicant	Name: Mr John Byrne Address: 647 Whitechurch Cottages, Whitechurch Road, Rathfarnham, D16	
6. Decision	O.C.M. No. 2708 Date 20/08/2001	Effect RP REFUSE PERMISSION
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION
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.

SOUTH DUBLIN COUNTY COUNCIL

South Dublin County Council

C

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PLANNING
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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 2708	Date of Decision 20/08/2001
Register Reference S01A/0383	Date 22/06/01

Applicant Mr John Byrne

Development Dormer bungalow to rear of protected structure including ancillary works and modifications to existing vehicular entrance.

Location 647 Whitechurch Cottages, Whitechurch Road, Rathfarnham, D16

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

M7
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for SENIOR ADMINISTRATIVE OFFICER 20/08/01

Mr John Byrne
647 Whitechurch Cottages,
Whitechurch Road,
Rathfarnham,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
C. S. D. U. B. L. I. N. C. O. U. N. T. Y. C. O. U. N. C. I. L.
C. I. A. I. T. H. A. C. L. I. A. T. H. 24.

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REG REF. S01A/0383

Reasons

- 1 It is considered that the proposal would constitute backland development which would conflict with the established pattern of development in the area and which would set a precedent for further similar development.
- 2 It is considered that the proposed dwelling, by virtue of its two storey height in the rear garden of a single storey cottage, the ground floor level windows on the north and south elevations and the first floor level windows on the east and west elevations, would be visually dominant and would result in an unacceptable level of overlooking into adjoining properties to the side and rear. As such, the proposed development would seriously injure the amenities of property in the vicinity.
- 3 The site is in an area zoned 'A' in the South Dublin County Development Plan, the objective for which is to 'protect and/or improve residential amenity'. For the reasons given above, the proposed development would contravene materially this Development Plan zoning objective.
- 4 The proposed development would interrupt the existing streetscape. The cottages at Whitechurch Road are important individually but also together as a coherent streetscape. The introduction of a new dwelling to the rear which protrudes the side building line, extends higher than the existing dwelling and thereby interrupts the pattern of build would be an unacceptable consequence of the proposed development which would detract from the setting of a protected structure.
- 5 The applicant has not submitted adequate details in relation to the proposed works to the entrances to Nos. 647 and 648 Whitechurch Road. Such proposals would affect protected structures and include partial demolition, the details of which have not been submitted. As such the application is considered incomplete.

Note: The public notices and description of the development in the planning application forms are inadequate as the public notices do not refer to the fact that no. 648

