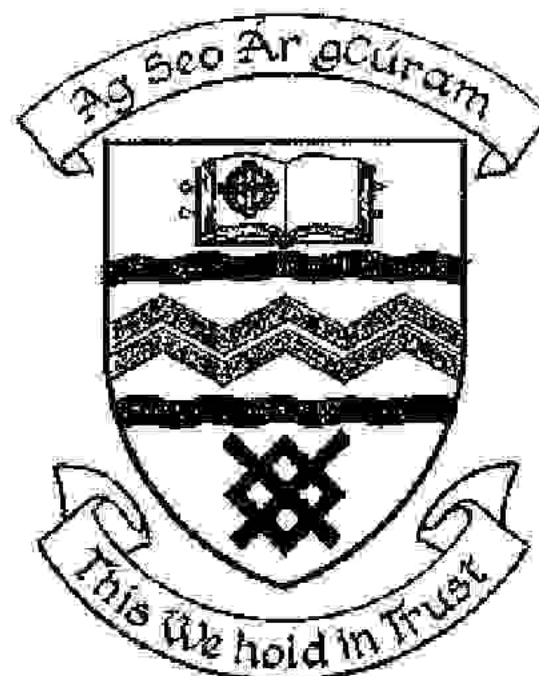


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3141	Date of Decision 11/10/2001
Register Reference S01A/0375	Date 20/06/01

Applicant Mr A Donnelly

Development Two-storey house and entrance.

Location 13 Glendown Drive, Templeogue, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /15/08/2001

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 OUTLINE 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

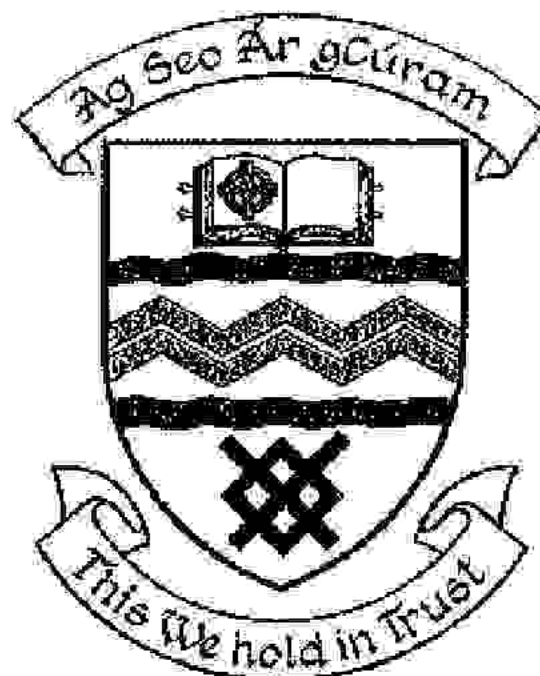

..... 11/10/01
for SENIOR ADMINISTRATIVE OFFICER

H.K. O'Daly & Associates
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

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REG REF. S01A/0375

Reasons

- 1 The proposed development would excessively break the side building line established by adjoining development contrary to paragraph 3.4.13.1 of the South County Dublin Development Plan 1998 resulting in disorderly development. The proximity of the proposed development to adjoining dwellings on Glendown Grove would be seriously detrimental to the privacy of the proposed dwelling and cause a visual intrusion to the adjoining house at no. 24 Glendown Grove. The proposed development would set a precedent for similar types of undesirable development on inadequate sites and substandard locations throughout the area. The proposed development would therefore contravene the stated zoning objective A "to protect and or improve residential amenity" and is contrary to the proper planning and development of the area.