

	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/0256	
1. Location	Rear of 648 Whitechurch Cottages, Rathfarnham, D.16		
2. Development	Bungalow to rear.		
3. Date of Application	03/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Watson Fitzpatrick & Assoc., Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: Ms. C. O'Toole, Address: 648 Whitechurch Cottages, Rathfarnham, Dublin 16		
6. Decision	O.C.M. No. 2286 Date 02/07/2001	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.	

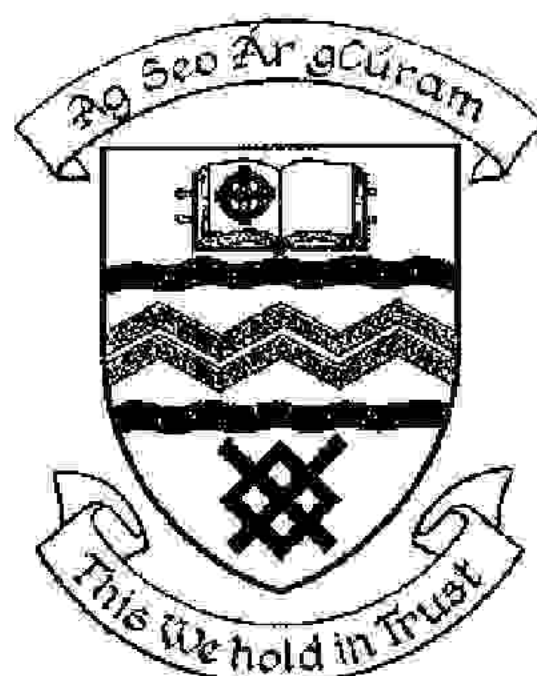
10.	Material Contravention		
11.	Enforcement	Compensation	Purchase Notice
12.	Revocation or Amendment		
13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

M.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 2286	Date of Decision 02/07/2001
Register Reference S01A/0256	Date 03/05/01

Applicant Ms. C. O'Toole,

Development Bungalow to rear.

Location Rear of 648 Whitechurch Cottages, Rathfarnham, D.16

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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....M7..... 02/07/01
for SENIOR ADMINISTRATIVE OFFICER

Watson Fitzpatrick & Assoc.,
72 Weston Road,
Churchtown,
Dublin 14.

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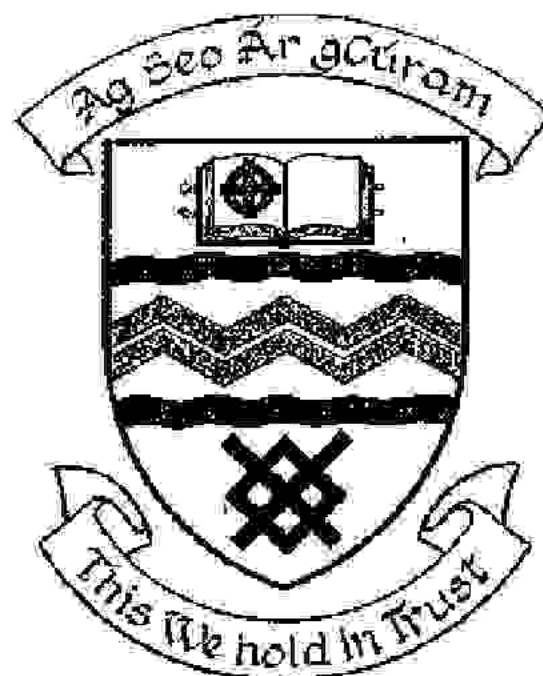
Reasons

- 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 would be visually dominant, by virtue of its two storey height and its location in the rear garden of a single storey cottage. It is also considered that the proposed dwelling would result in an unacceptable level of overlooking into adjoining properties as a result of the windows and balcony on the east elevation and the windows on the west elevation. 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 in 1 and 2 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 public notices and description of the development in the planning application forms are inadequate on a number of grounds:
 - (d) The public notices do not refer to the fact that the proposal property and no. 647 (affected by the entrance proposals) are protected structures.
 - (e) The proposed house, which has a first floor is incorrectly referred to as a bungalow.
 - (f) The proposed alterations to the shared entrance to nos. 647 and 648 Whitechurch are not referred to.

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- 6 The applicant has not submitted 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 provided. Existing and proposed elevations in this regard have not been submitted and as such the application is considered incomplete.